

**Stobart Terrace, Fishburn, TS21 4AF**  
**3 Bed - House - End Terrace**  
**£79,950**

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An absolute credit to its current owners; we are thrilled to present to the market this exceptionally well presented three bedroom end-terraced house on Stobart Terrace, pleasantly positioned within the popular, family orientated location of Fishburn. An ideal opportunity for the young family/first time buyers or those looking to downsize to acquire this deceptively spacious home which has been extremely well maintained throughout. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance lobby with stairs to the first floor, beautiful lounge with engineered wood flooring (which runs throughout the ground floor), window to front elevation (with shutters to remain), kitchen/diner with a range of fitted wall & base units & further access to a useful utility area. The first floor landing boasts three bedrooms (two of which are double) & family bathroom with modern three piece suite. Externally, this lovely home enjoys an enclosed yard to the rear whilst an enclosed garden is situated at the front. We thoroughly encourage full internal inspection in order to fully appreciate the style, standard, space & quality of this beautiful home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
13'11 x 13'6 (4.24m x 4.11m)

**KITCHEN / DINING AREA**  
15'4 x 9'7 (4.67m x 2.92m)

**UTILITY ROOM**  
5'11 x 5'6 (1.80m x 1.68m)

#### **FIRST FLOOR LANDING**

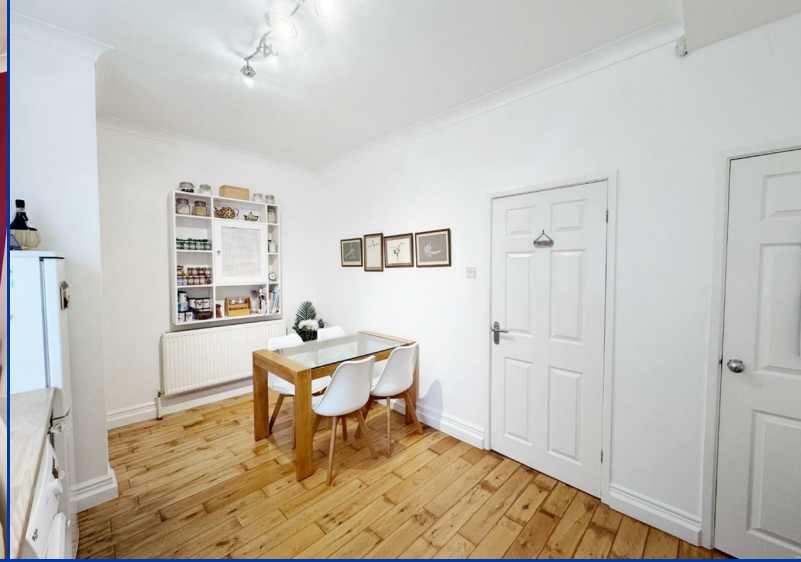
**MASTER BEDROOM**  
9'6 x 8'11 (2.90m x 2.72m)

**BEDROOM TWO**  
10'10 x 10'1 (3.30m x 3.07m)

**BEDROOM THREE**  
7'8 x 7'2 (2.34m x 2.18m)

**BATHROOM**  
6'10 x 7'6 (2.08m x 2.29m)

#### **EXTERNALLY**





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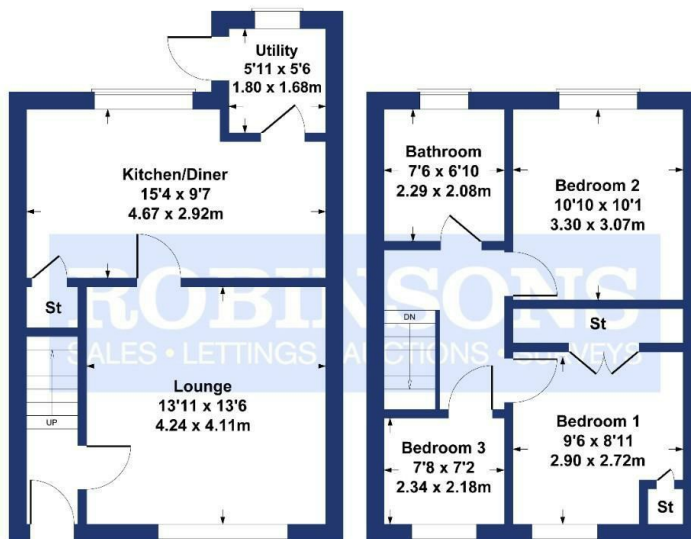
Strategic Marketing Plan

Dedicated Property Manager

**Stobart Terrace, Fishburn, TS21 4AF**

Approximate Gross Internal Area

827 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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