



Cleveland View, Fishburn, TS21 4BZ
2 Bed - House - Terraced
£69,950

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We are thrilled to offer to the market with no onward chain; his deceptively spacious terraced house with two bedrooms situated pleasantly on Cleveland View within the highly sought after, family orientated area of Fishburn. This superb home has undergone refurbishment in 2021 & boasts a re-fitted kitchen, re-fitted utility room, re-fitted family bathroom & re-fitted cloaks/wc; making this property the ideal purchase for clients seeking that 'move-in ready' residence. With easy access to all of the immediate amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. This well proportioned property briefly comprises: Welcoming entrance porch into the lobby, a 12ft (approximately) lounge with window to front elevation, the stunning kitchen / dining area which has a range of modern wall & base units, the separate utility room matching wall & base units & access door to rear & the lovely family bathroom with brand new three piece suite. The first floor landing provides access to the two double bedrooms & re-fitted cloaks / wc. Externally, the property has an enclosed yard to rear whilst the front enjoys an enclosed garden area. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, layout & size of this well neutral, modern property for sale.

EXTERNALLY

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE PORCH**ENTRANCE LOBBY****LOUNGE**

12'8 x 10'10 (3.86m x 3.30m)

2021 RE-FITTED KITCHEN / DINING AREA

14'1 x 9'10 (4.29m x 3.00m)

2021 RE-FITTED UTILITY AREA

8'10 x 6'4 (2.69m x 1.93m)

2021 RE-FITTED BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

FIRST FLOOR LANDING**MASTER BEDROOM**

12'8 x 9'7 (3.86m x 2.92m)

BEDROOM TWO

10'10 x 9'10 (3.30m x 3.00m)

2021 RE-FITTED WC



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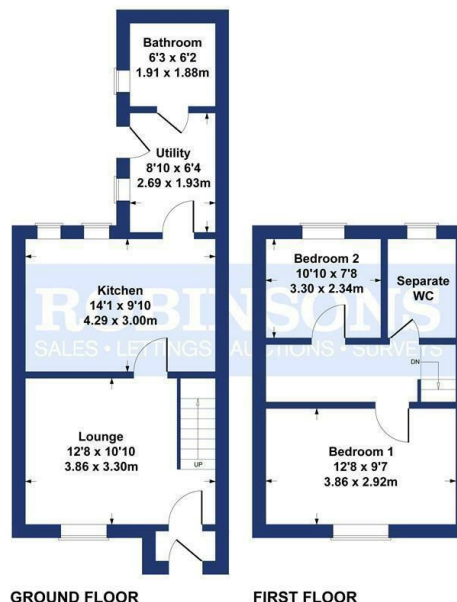
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleveland View, Fishburn, TS21 4BZ

Approximate Gross Internal Area
709 sq ft - 65 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. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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