



**St. Bedes Avenue, Fishburn, TS21 4BN**  
**4 Bed - House - Detached**  
**£255,000**

**ROBINSONS**  
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It is with pleasure that we offer to the market with no onward chain; this spectacular four bedroom detached house on St. Bedes Avenue, within the popular, family orientated location of Fishburn. This stunning residence boasts more than ample space for the modern family & is sure to impress. Having easy access to all of the local amenities offered in & around the immediate area itself & 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, the property comprises: Welcoming entrance lobby with access through to a 17ft lounge with bay window to front elevation, dining room with French doors to rear, an inner lobby area with stairs to the first floor, utility room & access through to the garage & a spectacular sized breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts four good sized bedrooms; the master bedroom having an en-suite shower room & a family bathroom. Externally, the property enjoys an excellent sized, enclosed garden to rear; whilst to the front there is a further lawned area & driveway leading to the integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, quality, layout & standard of this tremendous property available.

FREEHOLD  
EPC Rating: D  
Council Tax Band:

**ENTRANCE LOBBY**

**LOUNGE**  
17'7 x 15'7 (5.36m x 4.75m)

**DINING ROOM**  
10'5 x 9'11 (3.18m x 3.02m)

**KITCHEN**  
14'8 x 9'7 (4.47m x 2.92m)

**UTILITY ROOM**  
9'0 x 5'7 (2.74m x 1.70m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
10'8 x 9'5 (3.25m x 2.87m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
11'2 x 8'5 (3.40m x 2.57m)

**BEDROOM THREE**  
9'10 x 8'10 (3.00m x 2.69m)

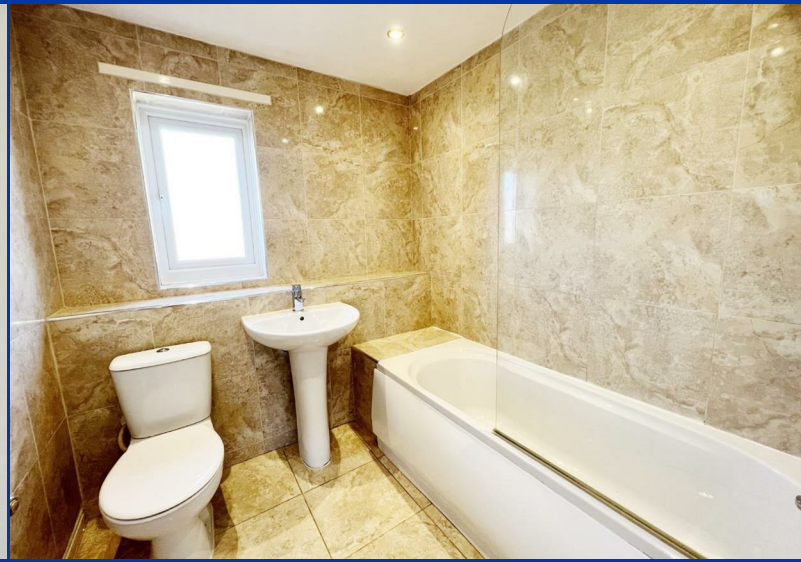
**BEDROOM FOUR**  
8'10 x 7'6 (2.69m x 2.29m)

**FAMILY BATHROOM**  
7'5 x 6'8 (2.26m x 2.03m)

**EXTRENNALLY**

**SINGLE GARAGE**  
17'2 x 8'10 (5.23m x 2.69m)





# OUR SERVICES

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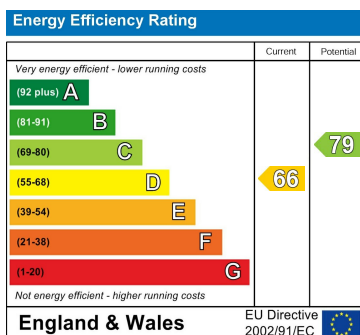
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Strategic Marketing Plan

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