



Maughan Terrace, Fishburn, TS21 4BY
3 Bed - House - Terraced
£59,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom terraced house pleasantly situated on Maughan Terrace, within the popular, family orientated location of Fishburn. Having easy access to all of the local amenities offered in both Fishburn & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. The perfect purchase for young families/first time buyers or the buy-to-let investor; the property itself briefly comprises: Welcoming entrance lobby with stairs to the first floor, lounge with window to front elevation, dining area & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys an enclosed yard to rear with small forecourt area to front. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this well proportioned property for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: A

ENTRANCE LOBBY

LOUNGE

11'11 x 11'9 (3.63m x 3.58m)

DINING AREA

13'6 x 9'11 (4.11m x 3.02m)

KITCHEN

13'11 x 7'5 (4.24m x 2.26m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3 x 11'11 (3.73m x 3.63m)

BEDROOM TWO

10'5 x 10'0 (3.18m x 3.05m)

BEDROOM THREE

7'4 x 6'6 (2.24m x 1.98m)

BATHROOM

6'10 x 5'0 (2.08m x 1.52m)

EXTERNALLY

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information

parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



