



Butterwick Road, Fishburn, TS21 4EB
2 Bed - House - Semi-Detached
£119,950

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Pleasantly positioned within the popular, family orientated location of Fishburn; we are delighted to offer to the market this exceptionally well presented semi detached house with two double bedrooms on Butterwick Road. This tastefully decorated residence has been a loving home for many years & is the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local amenities offered in & around Fishburn & the neighbouring village of Sedgfield & 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 home comprises: Welcoming entrance lobby with stairs to the first floor, a stunning open-plan lounge/dining area with windows to both front & rear elevations & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a beautiful bathroom with modern three piece suite. Externally, the property enjoys a superb sized, South-facing garden to rear with summerhouse & a detached single garage (measuring 19ft approximately) with additional off road parking; whilst to the front, there is a lawned area with shared driveway. This is a beautiful residence & we thoroughly recommend full internal inspection in order to fully appreciate its style, standard, space & layout.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE / DINING AREA
19'10 x 14'7 (6.05m x 4.45m)

KITCHEN
10'0 x 7'1 (3.05m x 2.16m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'8 x 11'3 (3.56m x 3.43m)

BEDROOM TWO
11'8 x 8'3 (3.56m x 2.51m)

BATHROOM
6'2 x 5'0 (1.88m x 1.52m)

EXTERNALLY

SINGLE GARAGE/WORKSHOP
19'0 x 8'3 (5.79m x 2.51m)

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.



OUR SERVICES

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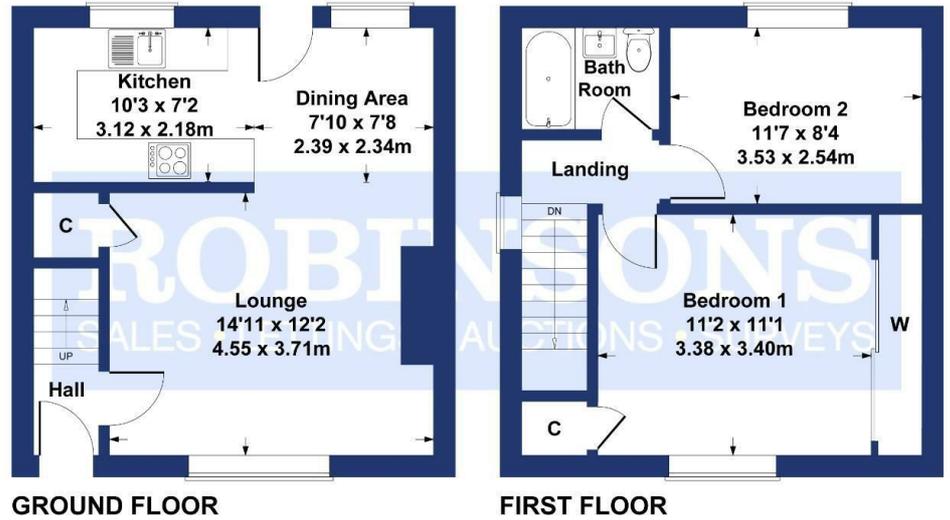
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Butterwick Road, Fishburn, TS21 4EB

Approximate Gross Internal Area
731 sq ft - 68 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. 2026

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

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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