



Springfield Road, Fishburn, TS21 4EL
3 Bed - House - Semi-Detached
£129,950

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An absolute credit to its current owner, we are delighted to offer to the market with no onward chain; this exceptionally well presented three bedroom semi detached house situated pleasantly on Springfield Road, within the popular family orientated location of Fishburn. This well proportioned residence has been tastefully upgraded, boasting a modern kitchen, 2024 re-fitted shower room, 2025 re-fitted carpets/flooring throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the 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. In brief the property comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge with French doors into a Garden Room, separate dining room with bow window to front elevation, kitchen with a range of fitted wall & base units & an additional utility room. The first floor landing boasts three bedrooms (two of which are double) & the stunning re-fitted shower room with feature twin hand wash basin. Externally, the property enjoys an enclosed, landscaped garden to the rear with lawn & paved patio areas whilst to the front, there is a further lawned area accompanied by a driveway offering off road parking. We highly encourage thorough internal inspection in order to fully appreciate the size, layout, standard & style of this immaculate property for sale.

EPC Rating: D
Council Tax Band: A
Tenure Freehold

ENTRANCE HALLWAY

LOUNGE

14'7 x 11'5 (4.45m x 3.48m)

SEPARATE DINING ROOM

11'7 x 8'1 (3.53m x 2.46m)

GARDEN ROOM

12'3 x 9'0 (3.73m x 2.74m)

KITCHEN

11'5 x 7'11 (3.48m x 2.41m)

UTILITY ROOM

12'0 x 4'8 (3.66m x 1.42m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'7 x 11'6 (3.53m x 3.51m)

BEDROOM TWO

11'6 x 11'3 (3.51m x 3.43m)

BEDROOM THREE

8'3 x 8'0 (2.51m x 2.44m)

2025 RE-FITTED SHOWER ROOM

8'7 x 8'0 (2.62m x 2.44m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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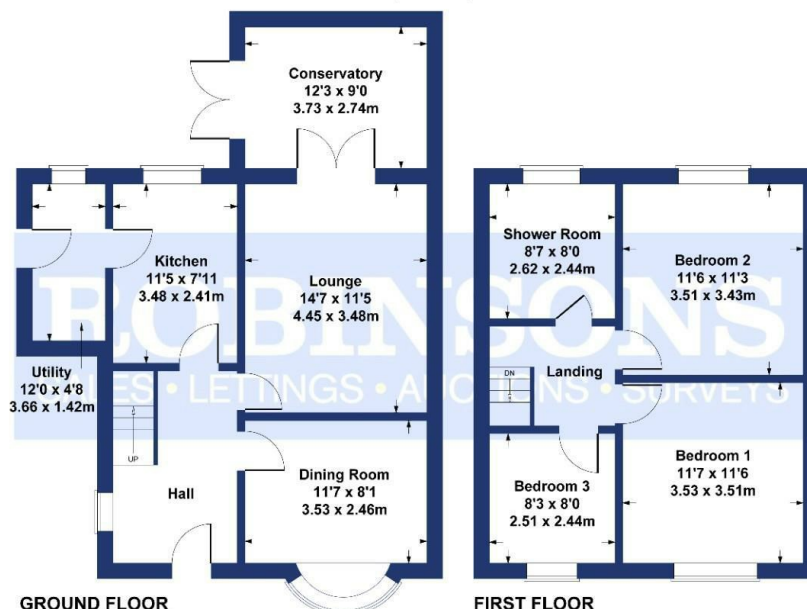
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Springfield Road, Fishburn, TS21 4EL

Approximate Gross Internal Area
1144 sq ft - 106 sq m



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		
	Current	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		
England & Wales	68	81
EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet

DH1 3HL

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The Wynd

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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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