



South View, Fishburn, TS21 4AL
3 Bed - House - Semi-Detached
£260,000

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South View Fishburn, TS21 4AL

An absolute credit to its current owners, it is with pleasure that we offer to the market this exceptional, three bedroom extended semi detached house, beautifully positioned on South View within the highly sought after, family orientated location of Fishburn. Finished to an outstanding 'show home' standard throughout, this superb residence has been thoughtfully upgraded & modernised to create a stylish, contemporary home which is the perfect purchase for clients seeking that 'move-in ready' home. Combining elegant interiors with high quality finishes, it offers the perfect setting for modern family living. Ideally located for easy access to the amenities of Fishburn & the neighbouring village of Sedgefield, the property also enjoys excellent transport links to Durham City, Darlington & Teesside. Further benefits include gas central heating & double glazing throughout. The accommodation briefly comprises: Entrance lobby leading into a welcoming entrance hallway with stairs to the first floor, spacious family room overlooking the front elevation, a well-appointed kitchen fitted with a range of modern wall & base units & a spectacular open-plan lounge/dining room (measuring approximately 27ft x 12ft) with bi-fold doors opening onto the rear garden. To the first floor are three generously sized bedrooms & a beautifully appointed family bathroom complete with a contemporary four-piece suite. Externally, the property boasts a stunning enclosed South-facing rear garden with patio, lawn and decking areas, together with an impressive Summer House/Bar, which is included within the sale. A truly exceptional home offering style, space & quality in equal measure. Early viewing is essential to fully appreciate everything this remarkable property has to offer.

FREEHOLD

EPC Rating: TBC

Council Tax Band: B













ENTRANCE LOBBY

ENTRANCE HALLWAY

FAMILY ROOM

17'6 x 8'4 (5.33m x 2.54m)

KITCHEN

12'5 x 8'5 (3.78m x 2.57m)

OPEN-PLAN LOUNGE/DINING AREA

27'1 x 12'4 (8.26m x 3.76m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3 x 11'3 (3.73m x 3.43m)

BEDROOM TWO

13'4 x 12'8 (4.06m x 3.86m)

BEDROOM THREE

10'11 x 9'1 (3.33m x 2.77m)

FAMILY BATHROOM

9'6 x 7'9 (2.90m x 2.36m)

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.







FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

