Clervaux Terrace, Fishburn, TS21 4AY

3 Bed - House - Semi-Detached

£79,950

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We are delighted to offer to the market with no onward chain; this double-fronted semi detached house with three bedrooms, positioned pleasantly on Clervaux Terrace within the popular, family orientated location of Fishburn. Originally two separate dwellings, the property has undergone work in recent years & boasts spacious rooms with high ceilings throughout. Having easy access to all of the immediate amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this deceptively spacious property comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft x 13ft approximately) with window to front elevation, separate dining room with access through to a rear conservatory, kitchen with a range of fitted wall & base units & inner lobby with further access to a separate utility room & useful ground floor wc. The first floor landing boasts three good sized bedrooms & an impressive family bathroom with four piece suite. Externally, an enclosed yard is positioned to the rear. This is an excellent opportunity to acquire such a well proportioned residence & we strongly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'11 x 13'4 (4.55m x 4.06m)

DINING ROOM
15'1 x 11'4 (4.60m x 3.45m)

KITCHEN
11'7 x 9'6 (3.53m x 2.90m)

INNER LOBBY

UTILITY ROOM
6'4 x 4'11 (1.93m x 1.50m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

BEDROOM ONE
14'11 x 14'10 (4.55m x 4.52m)

BEDROOM TWO
15'2 x 11'0 (4.62m x 3.35m)

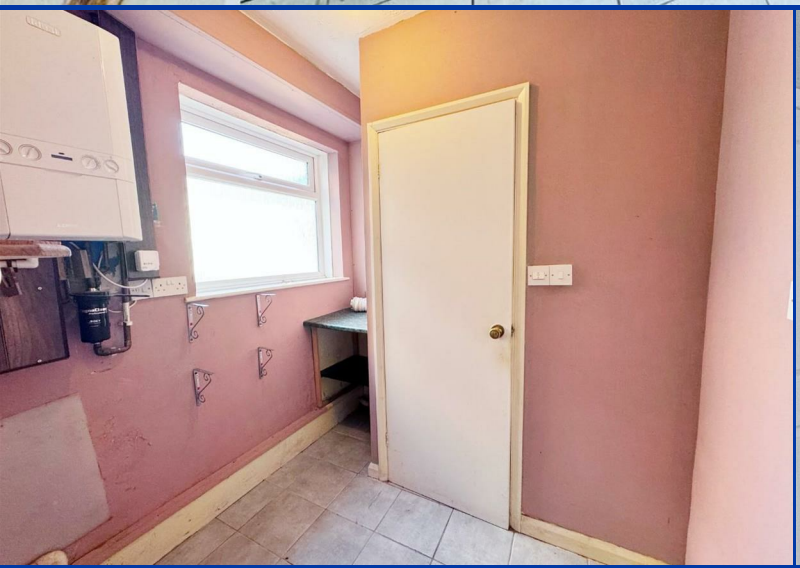
BEDROOM THREE
9'11 x 8'8 (3.02m x 2.64m)

FAMILY BATHROOM
10'5 x 6'9 (3.18m x 2.06m)

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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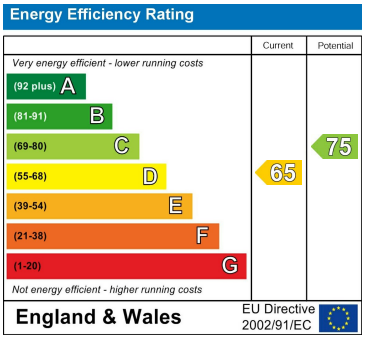

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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