Stobart Terrace

Fishburn TS21 4AF

Offers In The Region Of £75,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 3 x 1 x 1

- No chain involved
- EPC RATING - D
- Garden and rear yard
- Popular village location
- Freshly decorated
- Perfect starter home
- Three well proportioned bedrooms
- New floorings
- Ideal buy to let opportunity

Available for sale with no chain involved, this well presented mid terraced house with three double bedrooms, has been newly decorated and is in ready to move in condition. Perfect for first time buyers or buy to let investors, with potential rental income up to £650 PCM.

The floor plan comprises of an entrance hall, spacious living room, open plan kitchen and dining room and rear lobby. To the first floor there are three well proportioned double bedrooms and bathroom/WC. Externally there is a garden to the front and an enclosed yard to the rear.

The property is situated in the village of Fishburn within walking distance to a selection of local amenities and has excellent transport links to both Teesside and Durham. It is also located close to the nearby Hardwick Park, which offers lovely walks through it's historic parkland.

GROUND FLOOR

Hall
Entered via UPVC double glazed door. With stairs leading to the first floor and door to the living room.

Living Room
14'10" x 13'8" (4.53 x 4.18)
Spacious reception room with a UPVC double glazed window to the front, laminate flooring, understairs storage cupboard and radiator.

Kitchen/Diner
15'2" x 8'5" (4.63 x 2.58)
Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, tiled flooring, a radiator and UPVC double glazed window to the rear.

Rear Lobby
5'7" x 4'11" (1.72 x 1.50)
With a UPVC double glazed door to the rear yard.

FIRST FLOOR

Landing
Having access to the loft.

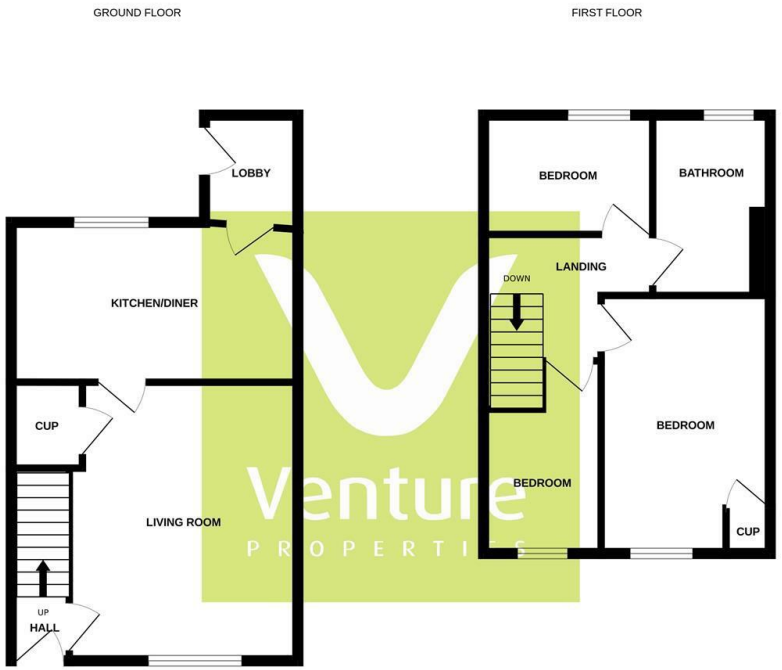
Bedroom One
13'7" x 9'10" (4.16 x 3.02)
Generous double bedroom with a UPVC double glazed window to the front, a radiator and wall mounted combi gas central heating boiler.

Bedroom Two
10'7" x 6'8" (3.25 x 2.05)
Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three
10'7" x 6'11" (3.24 x 2.11)
Further double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC
9'11" x 6'3" (3.04 x 1.93)
Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL
There is a lawned garden to the front of the property and an enclosed yard to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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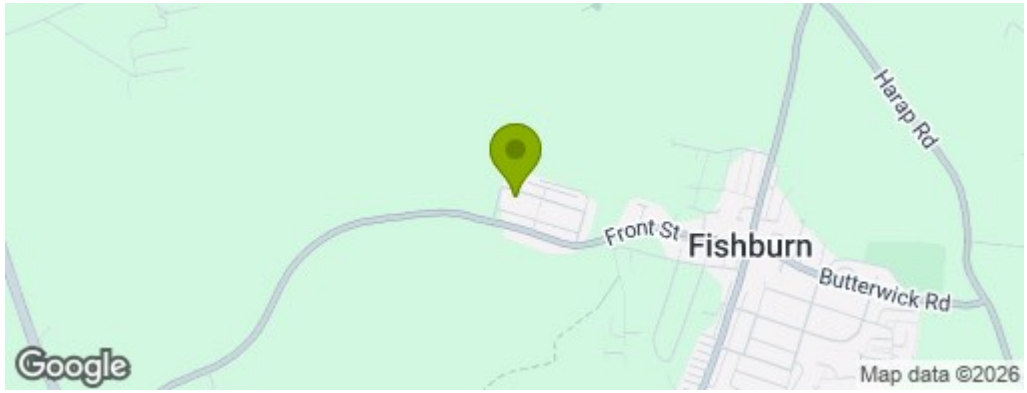

Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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