



**South View, Fishburn, TS21 4AL**  
**2 Bed - Bungalow - Detached**  
**Offers Over £150,000**

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Upgraded & modernised to that of an exceptionally high standard, we are delighted to offer to the market this spectacular detached bungalow with two double bedrooms positioned beautifully on South View, within the highly sought after location of Fishburn. 'Lynwood' is an outstanding residence which has been incredibly well maintained, is finished to a high standard throughout & is the perfect purchase for clients seeking that 'move-in ready' home. This elevated plot boasts excellent views of the neighbouring villages to the front elevation, has easy access to all of the local amenities offered in & around the immediate area itself, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating & re-fitted double glazing. In brief, this deceptively spacious home comprises: Entrance door into a spacious conservatory (which was added in 2021) with access through to a welcoming entrance hallway, a tremendous sized lounge/dining area (measuring 20ft approximately), a beautiful fitted kitchen with a range of fitted wall & base units, two double bedrooms (the master bedroom having fitted wardrobes & French doors through to the conservatory) & a beautiful, re-fitted shower room. Externally, this well proportioned home enjoys an enclosed garden to rear which is fully decked with seating & bar area, whilst to the front there is a lovely sized, lawned garden with additional decking/seating area & a single garage (measuring 16ft approximately) with power & electric door. Only via thorough internal inspection can the style, standard, quality, size & layout of this stunning residence be fully appreciated.

**EXTERNALLY****SINGLE GARAGE**

16'8 x 10'0 (5.08m x 3.05m)

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

**ENTRANCE INTO****CONSERVATORY**

17'0 x 8'9 (5.18m x 2.67m)

**ENTRANCE HALLWAY****LOUNGE / DINING AREA**

20'6 x 13'9 (6.25m x 4.19m)

**KITCHEN**

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

**MASTER BEDROOM**

12'6 x 12'6 (3.81m x 3.81m)

**BEDROOM TWO**

12'2 x 11'7 (3.71m x 3.53m)

**RE-FITTED SHOWER ROOM**

8'7 x 6'3 (2.62m x 1.91m)







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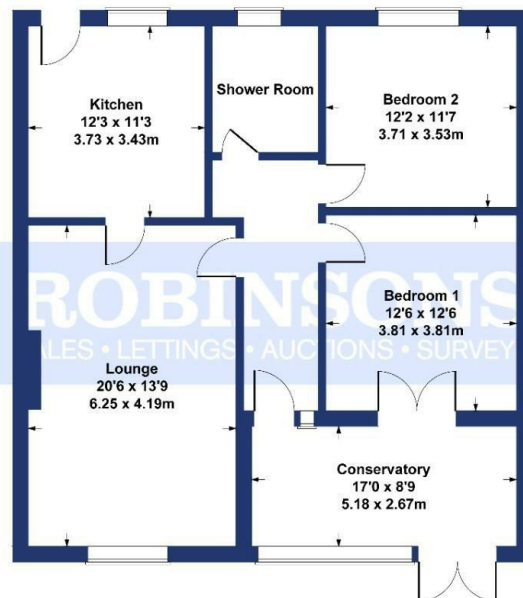
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lynwood, South View, TS21 4AL

Approximate Gross Internal Area  
1036 sq ft - 96 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. 2023

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		
	71	84
England & Wales	EU Directive 2002/91/EC	

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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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