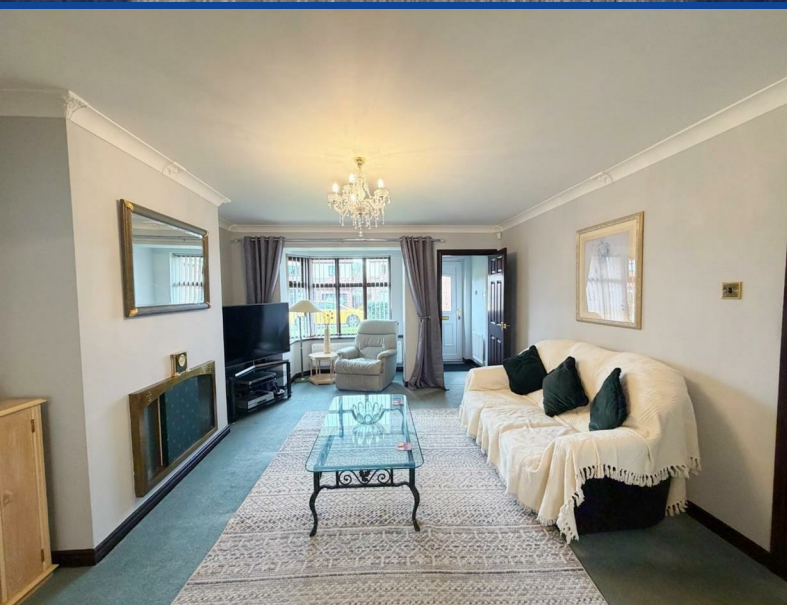




St. Bedes Avenue, Fishburn, TS21 4BN
3 Bed - House - Detached
Asking Price £185,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market with no onward chain; this well maintained detached house with three bedrooms pleasantly positioned on St Bedes Avenue within the popular, family orientated location of Fishburn. Having easy access to all of the immediate amenities offered in & around Fishburn itself & the neighbouring village of Sedgefield, the property 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 & security alarm system. Whilst elements of the property do require some internal modernisation, this well proportioned home comprises: Welcoming entrance lobby leading to a lovely open-plan lounge/dining area with bay window to front elevation & doors leading through to a 15ft (approximately) conservatory, inner lobby with stairs to the first floor & access to a useful ground floor cloaks/wc, lovely sized breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms (two of which are doubles & have fitted wardrobes) & the impressive family bathroom with modern four piece suite. Externally, the property enjoys an enclosed garden to the rear, whilst to the front, there is a lawned area accompanied by a driveway leading to a 20ft (approximately) single garage with electric garage door & E.V charging point. We encourage thorough internal inspection in order to fully appreciate the style, space & standard of this lovely home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE LOBBY

LOUNGE
17'6 x 12'11 (5.33m x 3.94m)

DINING ROOM
11'7 x 8'10 (3.53m x 2.69m)

CONSERVATORY
15'9 x 11'6 (4.80m x 3.51m)

INNER LOBBY

BREAKFASTING KITCHEN
15'8 x 10'3 (4.78m x 3.12m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'0 x 12'4 (3.96m x 3.76m)

BEDROOM TWO
13'0 x 10'11 (3.96m x 3.33m)

BEDROOM THREE
8'9 x 8'0 (2.67m x 2.44m)

FAMILY BATHROOM
8'9 x 8'4 (2.67m x 2.54m)

EXTERNALLY

SINGLE GARAGE
20'2 x 9'0 (6.15m x 2.74m)

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

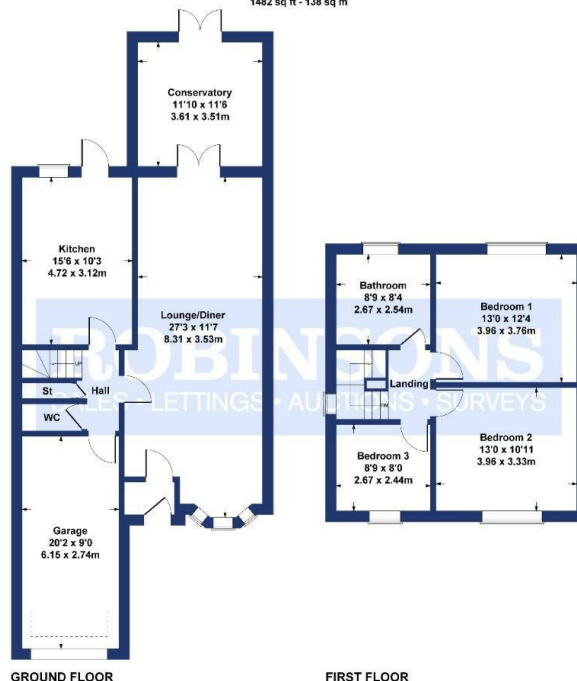
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sr Bedes Avenue, Fishburn, TS21 4BN

Approximate Gross Internal Area
1482 sq ft - 138 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		
	67	80
England & Wales	EU Directive 2002/91/EC	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

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E: info@robinsonsspenny Moor.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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