



**Glebe Close, Fishburn, TS21 4DE**  
**3 Bed - House - Detached**  
**£169,995**

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It is with pleasure that we offer to the market this exceptionally well presented detached house with three bedrooms & two bathrooms pleasantly situated on Glebe Close, within the popular, family oriented location of Fishburn. Having easy access to all of the local amenities offered in both Fishburn & the neighbouring village of Sedgfield & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, this deceptively spacious property also benefits from gas central heating & double glazing throughout. In brief, this impressive family residence comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge measuring 16ft (approximately) & an equally as spacious open-plan kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms (the master bedroom having fitted wardrobes & en-suite facilities) & a family bathroom with modern three piece suite. Externally the property enjoys a good sized, enclosed garden to the rear which has a driveway & access to a single garage. We highly encourage through internal inspection in order to fully appreciate the style, space, layout & standard of this well proportioned home for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
16'10 x 11'1 (5.13m x 3.38m)

**KITCHEN / DINING AREA**  
15'6 x 9'9 (4.72m x 2.97m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'6 x 11'10 (3.81m x 3.61m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
9'7 x 8'11 (2.92m x 2.72m)

**BEDROOM THREE**  
10'1 x 6'5 (3.07m x 1.96m)

**FAMILY BATHROOM**  
6'1 x 4'11 (1.85m x 1.50m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**







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## Glebe Close, Fishburn, TS21 4DE

Approximate Gross Internal Area  
870 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

### 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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	

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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.

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