



Sycamore Road, Fishburn, TS21 4EU
3 Bed - House - Semi-Detached
£118,995

ROBINSONS
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We are thrilled to offer for sale this stunning three bedroom semi detached house situated pleasantly on Sycamore Road within the popular, family orientated location area of Fishburn. The property has been upgraded & modernised throughout & slightly altered internally to utilise its existing space. Boasting a re-fitted breakfasting kitchen & re-fitted bathroom; this tastefully decorated home also benefits from gas central heating via a combi boiler & double glazing throughout. A loving home that has been maintained to an immaculate condition, the property is within excellent commuting distance to all major road links such as the A1 & the A19 & is within easy access to all of the local amenities offered in & around both Fishburn & its neighbouring village of Sedgefield. The property itself briefly comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with multi fuel burning stove, a beautiful 18ft (approx) breakfasting kitchen with a range of fitted wall & base units, spacious under stair storage & French doors enjoying views of the rear garden with further access to a useful ground floor cloaks/wc. The first floor landing boasts three good sized bedrooms & a lovely bathroom with feature skylight window. Externally, the property has an enclosed garden to the rear & a block paved driveway to the front provides ample vehicle parking for several cars. This would be the perfect home for a young family/first time buyers or those looking to downsize. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, quality & layout of this well proportioned residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'4 x 12'5 (4.37m x 3.78m)

BREAKFASTING KITCHEN
18'6 x 9'0 (5.64m x 2.74m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
10'10 x 10'2 (3.30m x 3.10m)

BEDROOM TWO
12'0 x 9'7 (3.66m x 2.92m)

BEDROOM THREE
8'4 x 7'8 (2.54m x 2.34m)

BATHROOM
6'9 x 6'1 (2.06m x 1.85m)

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 £30 (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

SycamAore Road

Approximate Gross Internal Area
833 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
England & Wales EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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WYNYARD

The Wynd
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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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