

**STUART  
EDWARDS**



## Maughan Terrace

Fishburn, Stockton-on-Tees TS21 4BY

- £600 PCM
- Deceptively Spacious
- 2 Double Bedrooms
- Gas Central Heating
- Well Situated Location
- Professional and Students Welcome
  - Large Bathroom
  - UPVC Double Glazing
  - Unfurnished
- Corner Bath and Walk In Shower

**£600 Per Month**

**Council Tax Band: A**  
**EPC Rating:**

**FULL DESCRIPTION**

**\*\*TWO DOUBLE BEDROOMS\*\* \*\*DECEPTIVELY SPACIOUS\*\* \*\*LARGE BATHROOM\*\*** We are delighted to offer to rent this modern, spacious 2 bedroom mid-terraced home, available immediately. The property benefits from uPVC double glazing, gas central heating and a spacious floor plan comprises: entrance hall with stairs to first floor, lounge-diner with dual aspect, bay window & under-stairs storage, spacious kitchen with ample units, integrated oven/hob & fridge-freezer. To the first floor, a landing area provides access to two double bedrooms and a very spacious bathroom with corner bath and separate walk-in shower. Externally, there is a small front forecourt & a rear yard area, plus on-street parking. EPC Rating D.

**AREA INFORMATION**

Fishburn is a pleasant village located within County Durham, around 2 miles north of Sedgefield and 10 miles south-east of Durham. The village is well-situated, with the A1M & A19 both within minutes' drive, connecting the village with the wider region. There are local amenities within Fishburn including a local shop and primary school.

**ENTRANCE HALL**

**LOUNGE**

12'0" x 11'9"

**DINING ROOM**

15'3" x 10'0"

**KITCHEN**

13'10" x 7'2"

**BEDROOM 1**

12'0" x 15'2"

**BEDROOM 2**

10'0" x 11'10"

**BATHROOM**

13'10" x 7'2"

**IMPORTANT INFORMATION**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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**VIEWING**

Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

