



Butterwick Road, Fishburn, TS21 4EB
2 Bed - House - Semi-Detached
£124,950

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Presented to an exceptionally high standard throughout; we are thrilled to offer to the market this deceptively spacious semi detached house with two double bedrooms pleasantly situated within the highly sought after, family orientated location of Butterwick Road, Fishburn. This tastefully decorated residence boasts a re-fitted kitchen, re-fitted bathroom, lovely conservatory to rear & is the perfect purchase for young families/first time buyers or those looking to downsize. 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 links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a 2024 re-fitted combi boiler & double glazing. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with window to front elevation, stunning open-plan re-fitted kitchen/dining area with a range of fitted wall & base units & further access into a lovely conservatory (measuring 11ft x 10ft approximately). The first floor landing boasts two double bedrooms & an impressive, re-fitted family bathroom. Externally, the property enjoys a spectacular sized, enclosed South-facing garden to the rear with paved patio & lawned areas, whilst to the front, there is an additional lawned area & driveway leading to a detached single garage (measuring 19ft x 10ft approximately). We thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & standard of this immaculate property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'7 x 12'0 (4.45m x 3.66m)

RE-FITTED KITCHEN / DINER
18'5 x 8'1 (5.61m x 2.46m)

CONSERVATORY
11'1 x 10'8 (3.38m x 3.25m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'0 x 11'0 (3.66m x 3.35m)

BEDROOM TWO
11'8 x 8'5 (3.56m x 2.57m)

RE-FITTED BATHROOM
6'3 x 5'0 (1.91m x 1.52m)

EXTERNALLY

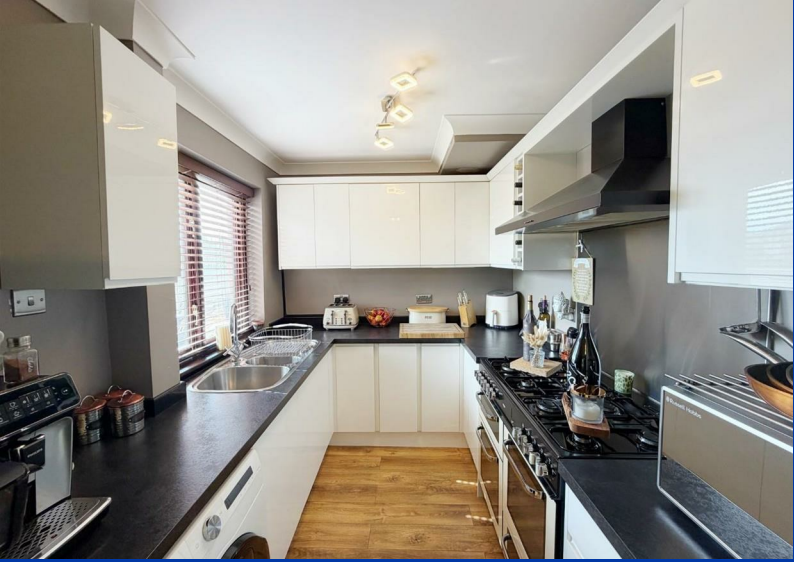
DETACHED SINGLE GARAGE
19'1 x 10'3 (5.82m x 3.12m)

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.



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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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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