



Butterwick Road, Fishburn, TS21 4DY  
3 Bed - House - Semi-Detached  
Offers Over £129,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Oozing potential throughout, we are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house with single garage, pleasantly positioned within this desirable location on Butterwick Road, within the popular, family orientated area of Fishburn. 'Croft House' has been a loving home for many years & whilst it does require some internal modernisation, is the perfect purchase for clients seeking a residence which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in both Fishburn & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful lounge with bay window to front elevation, separate dining room overlooking the rear, an extended breakfasting kitchen with a range of fitted wall & base units, separate utility room with access to a useful ground floor cloaks/wc & rear porch. The first floor landing boasts three bedrooms & family bathroom. Externally, the property enjoys a spectacular sized, enclosed garden to the rear which is largely laid to lawn with a range of plant, tree & shrub borders & views over the neighbouring fields, whilst the front is also enclosed & boasts a spacious driveway (with space for multiple vehicles) & access to a 20ft (approximately) detached single garage. rarely do properties in this popular location with such potential become available & we highly encourage thorough internal inspection in order to fully appreciate its style, space & layout.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: B

#### **ENTRANCE HALLWAY**

**LOUNGE**  
14'4 x 12'4 (4.37m x 3.76m)

**SEPARATE DINING ROOM**  
12'8 x 12'5 (3.86m x 3.78m)

**KITCHEN**  
12'7 x 9'1 (3.84m x 2.77m)

**UTILITY ROOM**  
10'6 x 10'1 (3.20m x 3.07m)

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

#### **REAR PORCH**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'8 x 12'6 (3.86m x 3.81m)

**BEDROOM TWO**  
12'6 x 11'1 (3.81m x 3.38m)

**BEDROOM THREE**  
6'10 x 5'11 (2.08m x 1.80m)

**FAMILY BATHROOM**  
5'10 x 5'5 (1.78m x 1.65m)

#### **EXTERNALLY**

**SINGLE GARAGE**  
20'6 x 9'1 (6.25m x 2.77m)

#### **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

## Croft House, Butterwick Road, Fishburn, TS21 4DY

Approximate Gross Internal Area  
1196 sq ft - 111 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. 2026

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

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk