



Heatherdene Road, Fishburn, TS21 4ES
2 Bed - House - Semi-Detached
£114,950

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We are delighted to present to the market this exceptionally well presented, two double bedroom semi-detached house, pleasantly positioned on Heatherdene Road, within the popular, family orientated village of Fishburn. Originally constructed as a three bedroom property, this deceptively spacious home now boasts two generously proportioned double bedrooms, including an impressive 18ft master bedroom. Lovingly maintained & cared for, this beautiful home is the perfect purchase for first time buyers, young families or those looking to downsize. Conveniently situated for the local amenities offered in & around Fishburn itself, the property is just a short drive from the neighbouring village of Sedgfield & enjoys excellent commuting links to Durham City, Darlington & Teesside. Further benefits include gas central heating via a combi boiler & double glazing throughout. In brief, this lovely residence comprises: Welcoming entrance hallway with stairs to the first floor & understairs storage, an attractive lounge with window to front elevation & an impressive open-plan kitchen/dining area featuring a range of fitted wall & base units. A further highlight is the adjoining outhouse, currently utilised as a charming bar area, ideal for entertaining. The first floor landing leads to two excellent sized double bedrooms, with the particularly spacious master bedroom measuring approximately 18ft x 10ft, alongside a family bathroom with three piece suite. Externally, the property enjoys an enclosed rear garden with lawn & decking areas, whilst the open-aspect frontage benefits from driveway parking. We highly recommend full internal inspection to appreciate the presentation, generous proportions & versatile layout of this delightful home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
12'1 x 12'0 (3.68m x 3.66m)

OPEN-PLAN KITCHEN/DINING AREA
18'4 x 10'4 (5.59m x 3.15m)

OUTHOUSE / BAR AREA
7'6 x 5'10 (2.29m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM
18'2 x 10'8 (5.54m x 3.25m)

BEDROOM TWO
11'3 x 10'8 (3.43m x 3.25m)

FAMILY BATHROOM
7'1 x 6'1 (2.16m 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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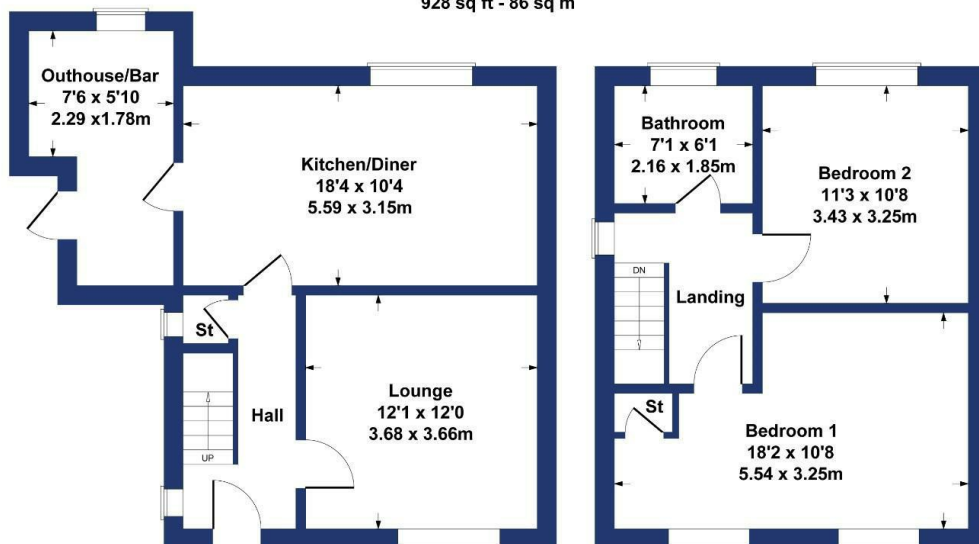
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Heatherdene Road, Fishburn, TS21 4ES

Approximate Gross Internal Area
928 sq ft - 86 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		
	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

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@robinsonscsls.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

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

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