



### 3 bed end of terrace house to buy in TS21

Front Street, Fishburn, Stockton-on-Tees, Durham, TS21 4AN

**£85,000** Starting Bid

 x3  x1  x1

Tenure

Size

**Freehold**

**1195 sq ft / 111 sq m**

### Property features

- ✓ Spacious garden
- ✓ On street parking
- ✓ Two reception rooms
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An excellent opportunity to acquire a generously proportioned property, offering outstanding potential for those looking to modernise and tailor a home to their own style. This three-bedroom end-of-terrace property is ideally situated in the sought-after area of Fishburn, making it an appealing choice for a range of buyers.

Upon entering, you are welcomed into a light and spacious hallway which provides access to the principal ground floor accommodation. With two reception rooms, which very spacious and both enjoying an abundance of natural light.

The fitted kitchen offers a functional layout with scope for redesign and improvement to suit modern requirements.

To the first floor, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a comfortable single bedroom, providing flexible accommodation which is ideal for families, home working, or guest space. A family bathroom completes the first-floor layout.

The property requires renovation and modernisation throughout, presenting an exciting opportunity for purchasers to create a home tailored to their own specifications.

Externally, the property benefits from the advantage of a generously sized garden provides excellent outdoor potential, ideal for landscaping, entertaining, or family use.

The property is situated in the popular village of Fishburn, close to local shops, schools, and everyday amenities, with further facilities available in nearby Sedgfield and Stockton-on-Tees. The area also offers good transport links, with easy access to the A177 and A1(M), providing convenient routes to Durham and Middlesbrough.

Early viewing is highly recommended to fully appreciate the location, space, and considerable potential this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: End of terrace house

Build Size: 111 sq m

Parking: On Street

Heating: Gas

## Bedroom 1

4.27m x 3.28m (14'0" x 10'9")

Spacious double bedroom featuring double-glazed windows, a radiator, built-in storage, and a pleasant rear-facing aspect.



## Bedroom 2

3.11m x 4.63m (10'2" x 15'2")

Double bedroom featuring double-glazed windows, a radiator, and a pleasant front-facing aspect.



## Bedroom 3

2.15m x 3.53m (7'0" x 11'6")

Single bedroom featuring double-glazed windows, a radiator, and a pleasant front-facing aspect.



## Bathroom

1.92m x 3.31m (6'3" x 10'10")



## Kitchen

2.51m x 3.34m (8'2" x 10'11")



## Living Room

4.14m x 3.29m (13'6" x 10'9")

Rear-facing aspect with a double-glazed window and radiator.



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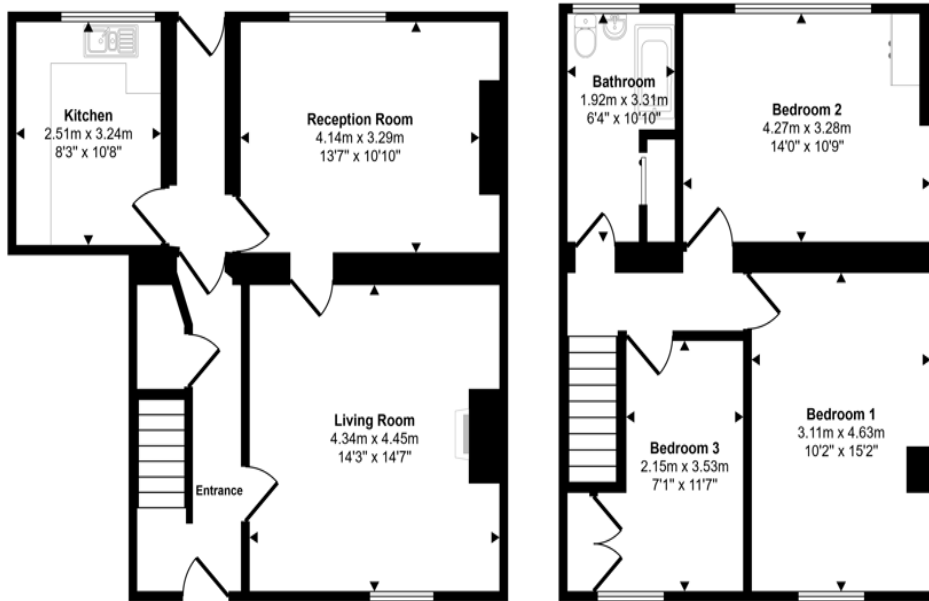
## Reception

4.34m x 4.45m (14'2" x 14'7")

Front-facing aspect with a double-glazed window and radiator.



Approx Gross Internal Area  
112 sq m / 1210 sq ft



Ground Floor  
Approx 59 sq m / 639 sq ft

First Floor  
Approx 53 sq m / 571 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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