



We are delighted to offer to the market this impressive terraced house with two double bedrooms situated pleasantly within the popular area of Maughan Terrace Fishburn; well situated for all of the local amenities offered in & around the local area. This deceptively spacious home has been exceptionally well cared for boasting a modern kitchen, modern bathroom & benefits further from gas central heating via a combi boiler & double glazing throughout. This is the ideal opportunity for the first time buyer or young family to acquire this well proportioned home which is only a short drive into Sedgfield Village. The property briefly comprises: entrance lobby, spacious lounge with bay window to front & access into a dining room with French doors to the rear, kitchen & bathroom with three piece suite. The first floor provides access to the two bedrooms which span the full width of the property at their deepest point. Externally, the property has a useful yard to rear & a walled forecourt to front. We highly recommend internal viewing in order to fully appreciate this desirable home for sale.

**Maughan Terrace, Fishburn, TS21 4BY**

**2 Bed - House - Terraced**

**£54,950**

**EPC Rating: D**

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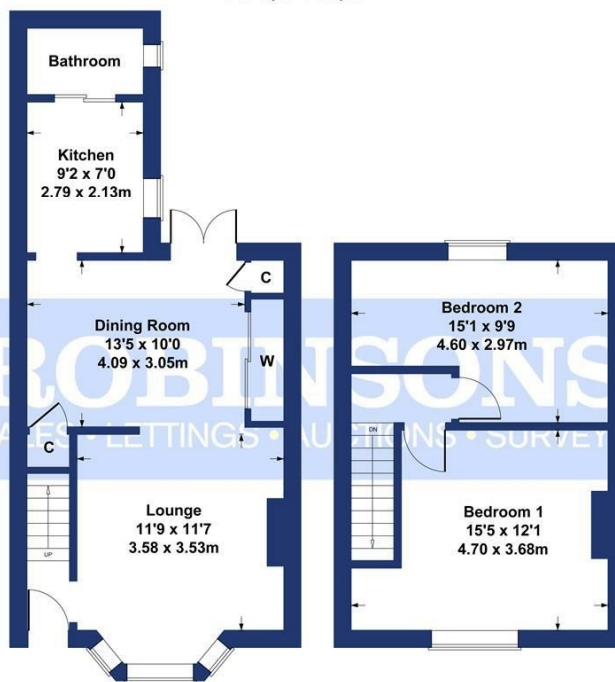
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Strategic Marketing Plan

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## Maughan Terrace, Fishburn

Approximate Gross Internal Area  
794 sq ft - 74 sq m



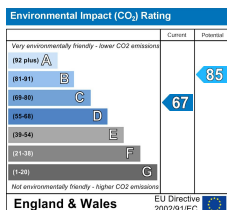
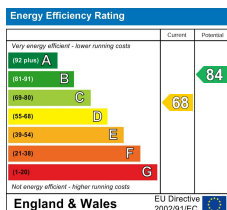
GROUND FLOOR

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. 2018



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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.

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