



A rarely available four bedroom semi detached house set on a good size plot which also comes with gardens to front and rear. The property internally comprises of entrance vestibule, hallway, lounge, family room, kitchen, rear lobby, utility, landing, three bedrooms, landing, lobby and bathroom/WC. In addition there is a driveway which proves ample parking.

Oxbridge Lane, Fairfield, TS19 7AG
4 Bed - House - Semi-Detached
Chain Free £269,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ENTRANCE VESTIBULE

Via front entrance door with leaded lighting, doors and glazed windows leading to entrance hallway.

ENTRANCE HALLWAY

Stairs leading to landing and doors leading into lounge, family room and kitchen.

LOUNGE

17'0 x 16'2 (5.18m x 4.93m)

uPVC double glazed bay window to front elevation, single radiator, feature fireplace, built-in storage cupboard with uPVC double glazed window to front elevation.



FAMILY ROOM

17'10 x 11'10 (5.44m x 3.61m)

uPVC double glazed bay window to side elevation however under the planning revision for the plots to be built, this window will be moved to a double glazed window to the rear elevation, laminate flooring, and feature fireplace.



KITCHEN

12'11 x 9'9 (3.94m x 2.97m)

A fitted kitchen with a range of units incorporating a stainless steel sink unit with single drainer, Range cooker point, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear elevation, door leading to rear lobby and door leading to utility.



REAR LOBBY

Door leading to rear patio yard into garden and walkway through into utility.

UTILITY

12'2 x 7'6 (3.71m x 2.29m)

Wall mounted boiler which provides heating and hot water to the property, glazed windows to rear and side elevations, built-in storage cupboard and door leading to rear patio and onto rear garden.

FIRST FLOOR

LANDING

Which is approached via stairs from entrance hallway with doors leading to four bedrooms and walkway through into landing lobby.

BEDROOM ONE

13'11 x 11'11 (4.24m x 3.63m)

uPVC double glazed window to front elevation, fitted wardrobes and single radiator.



BEDROOM TWO

11'8 x 9'11 (3.56m x 3.02m)

uPVC double glazed window to rear elevation, single radiator and built-in storage cupboard.



BEDROOM THREE

11'5 x 8'5 (3.48m x 2.57m)

uPVC double glazed window to front elevation, single radiator and dado rail.

BEDROOM FOUR

9'2 x 8'9 (2.79m x 2.67m)

uPVC double glazed window to side elevation and double radiator.

LANDING LOBBY

uPVC double glazed window to side elevation and door leading to bathroom/WC.

BATHROOM/WC

10' x 7'11 (3.05m x 2.41m)

A superb bathroom suite with four piece suite comprising of free standing roll top bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, shower cubicle with shower, double radiator, uPVC double glazed windows to rear and side elevations, laminate flooring and built-in storage cupboard.

OUTSIDE

To the front there is a laid to lawn garden which is enclosed by a dwarf brick-built wall with block paved driveway leading the full length of the property which provides ample parking. There is also gated access to the side which in turn leads to the rear garden. The rear garden is mainly laid to lawn and enclosed by timber fencing and hedging with a hard standing area.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oxbridge Lane

Approximate Gross Internal Area
1453 sq ft - 135 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. 2021

Energy Efficiency Rating	
Current	Potential
81	50

Environmental Impact (CO ₂) Rating	
Current	Potential
75	40

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
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@robinsonsls.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@robinsonsspennymoor.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonsedgefield.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesborough.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarnwick.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