



Well Bank, Billy Row, DL15 9SP
2 Bed - House - End Terrace
£65,000

ROBINSONS
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*** NO FORWARDING CHAIN ***

Robinsons have the pleasure of offering to the sales market with **NO FORWARDING CHAIN** this two bedroom end terrace house with gardens to both front and rear. The property is located in the popular village of Billy Row and is within walking distance of the village primary school, post office and the village pub/restaurant.

The house is warmed by a 'Baxi' gas combination boiler with 'Hive' control, log burning stove in the lounge and UPVC double glazed windows.

The internal accommodation comprises; lounge with staircase to first floor landing and log burning stove. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances. To the first floor there are two bedrooms and a bathroom with three piece suite, including shower over bath.

Outside there is a gravelled garden to the front. The rear garden is also gravelled for easy maintenance and has three brick storage sheds.

Billy Row is located within just a short driving distance away from Crook which has a wide range of shopping amenities and healthcare facilities.

We recommend an internal viewing to fully appreciate this house, please contact Robinsons to arrange yours.



Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average/good

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

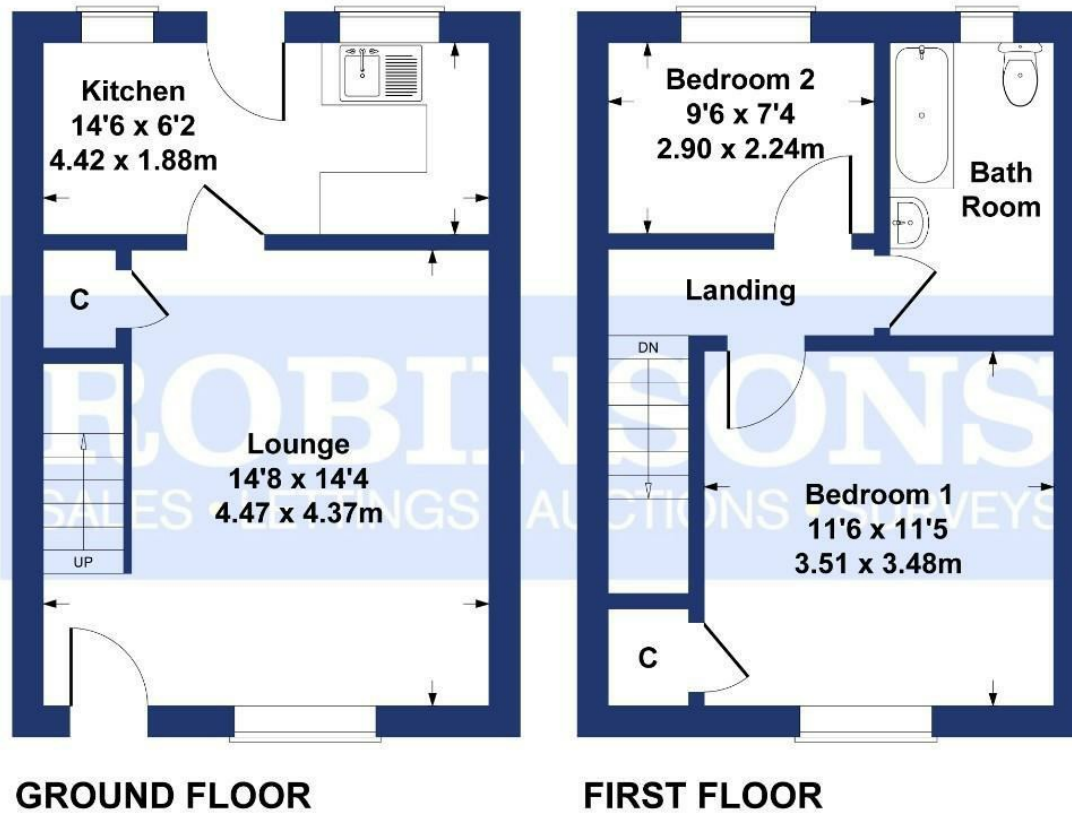




Durham
Council
WEAR
ALLEY
WASTE MANAGEMENT

Well Bank Billy Row

Approximate Gross Internal Area
612 sq ft - 57 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. 2025

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		69	79
		EU Directive 2002/91/EC	

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.