



Vine Street, Byers Green, DL16 7NU  
3 Bed - House - End Terrace  
£149,950

**ROBINSONS**  
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Robinsons are delighted to offer to the market this unique, large and well presented extended Three bedroom end of terrace family home. Occupying this spacious plot, this property has the added bonus of a double garage. This popular residential street is located in the heart of the semi-rural village of Byers Green. The property is sure to appeal to a variety of purchasers including young couples and growing families. This beautiful home has an endless amount of benefits and some of its key features are; ample living, spacious separate dining room, modern kitchen, three double bedrooms and double garage. Giving all of the above, early viewings are advised to avoid any disappointment as a property to this quality and size rarely comes to the market.

In brief the property comprises of; entrance hallway, spacious lounge, large dining room, well presented kitchen, to the first floor is a good sized landing which gives access to three double bedrooms and the four piece family bathroom. Externally to the front elevation is access to the double garage, while to the rear there is a good sized enclosed garden and patio with useful brick store.

EPC Rating TBC  
Council Tax Band A

#### **Hallway**

Radiator, stairs to the first floor.

#### **Lounge**

24'6 x 11'3 max points (7.47m x 3.43m max points)

UPVC bay window, radiator, French doors leading to the rear, storage cupboard, gas fire and surround.

#### **Dining Room**

13'9 x 11'8 max points (4.19m x 3.56m max points)

UPVC window, radiator.

#### **Kitchen**

12'0 x 10'2 max points (3.66m x 3.10m max points )

Modern wall and base units, integrated double oven, microwave, hob, extractor fan, dishwasher, fridge, plumbed for washing machine, uPVC window, stainless steel sink with mixer tap and drainer.

#### **Landing**

UPVC window, loft access.

#### **Bedroom One**

11'2 x 12'8 + robes (3.40m x 3.86m + robes)

UPVC window, radiator.

#### **Bedroom Two**

12'0 x 14'7 max points (3.66m x 4.45m max points)

UPVC window, radiator, quality flooring.

#### **Bedroom Three**

12'0 x 9'7 (3.66m x 2.92m)

UPVC window, radiator.

#### **Bathroom**

9'6 x 8'8 max points (2.90m x 2.64m max points)

Bath, shower cubicle, wash hand basin, w/c, uPVC window, airing cupboard, chrome towel radiator.

#### **Externally**

To the front elevation, there is access to the garage. While to the rear, there is a good sized garden and patio area with a useful brick store.







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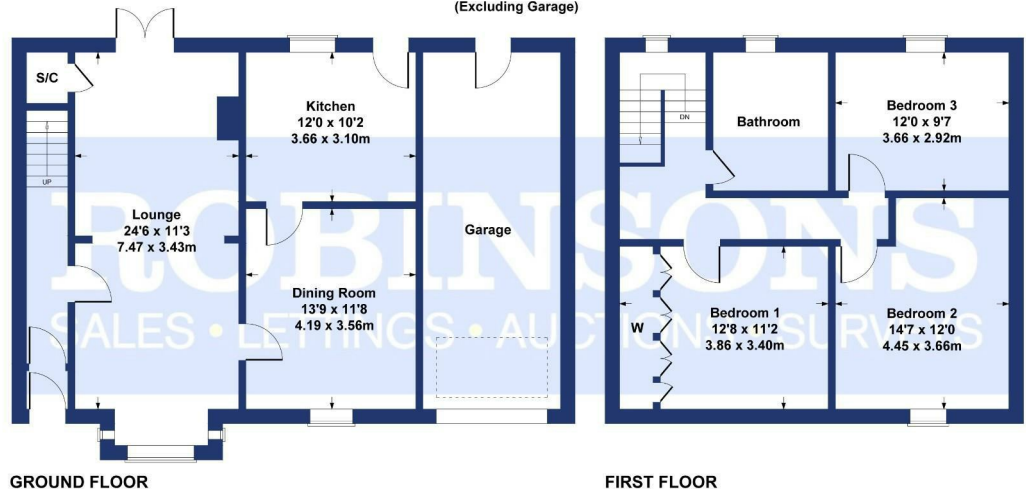
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## Vine Street

Approximate Gross Internal Area  
1327 sq ft - 123 sq m  
(Excluding Garage)



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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