Robinson Terrace, Byers Green, DL16 7PE

3 Bed - House - End Terrace

£89,950

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We are delighted to offer to the market this well-presented three-bedroom end-terrace home, situated in the heart of the pleasant village of Byers Green. Enjoying an attractive position not directly overlooked to the front, this property is one of the few in the village to benefit from a front garden, making it a particularly appealing option for both first-time buyers and property investors.
The home features UPVC double glazing and gas central heating, ensuring comfort and efficiency throughout. Conveniently located, the property is approximately 3 miles from Spennymoor Town Centre, where a wide range of shops, leisure facilities, and schooling options can be found, while Byers Green itself offers a peaceful semi-rural setting with scenic walking routes and good access to surrounding villages.

Upon entering, you are welcomed into a practical entrance hall, leading through to the main living areas. The spacious lounge enjoys a comfortable and homely feel, featuring a traditional fire surround with electric fire, creating an inviting focal point for the room. The fitted kitchen lies to the rear and offers ample cupboard and worktop space, with layout potential to incorporate dining furniture depending on preference. This space provides an excellent foundation for modernisation or personalisation.

To the first floor, the property boasts three well-sized bedrooms, offering flexibility for family living, guest rooms, or home-working. The family bathroom is fitted with a white suite, comprising panelled bath, washbasin, and WC, providing a clean and functional space that could be easily upgraded to suit modern tastes.

Externally, the home is further enhanced by a pleasant front garden, rare for properties in this location, offering kerb appeal and a welcoming outdoor space. To the rear lies a good-sized yard, ideal for low-maintenance outdoor living, storage, or further enhancement such as creatin

Hallway
Radiator, Stairs to 1st floor

Lounge
13'7 x11'0 (4.14m x3.35m)
UPVC windows, Radiator , Electric fire & surround

Kitchen/diner
15'8 x 12'9 (4.78m x 3.89m)
White wall & base units , Plumbing for washing machine, Space for fridge freezer, electric cooker point, radiator, tiled splash backs, Stainless steel sink with mixer tap, Space for dining room table, UPVC windows, storage cupboard, access to rear

Landing
UPVC window, Loft access

Bedroom 1
10'9 x 10'8 (3.28m x 3.25m)
UPVC windows , radiator

Bedroom 2
11'9 x 7'4 (3.58m x 2.24m)
UPVC window , Radiator

Bedroom 3
8'3 x 6'1 (2.51m x 1.85m)
UPVC window, Radiator

Bathroom
White panelled bath with shower over, wash hand basin, W/C , Tiled splash backs & flooring , Radiator, UPVC windows, extractor fan

Externally
To the front elevation an easy to maintain garden , while to the rear there is a generous size yard .

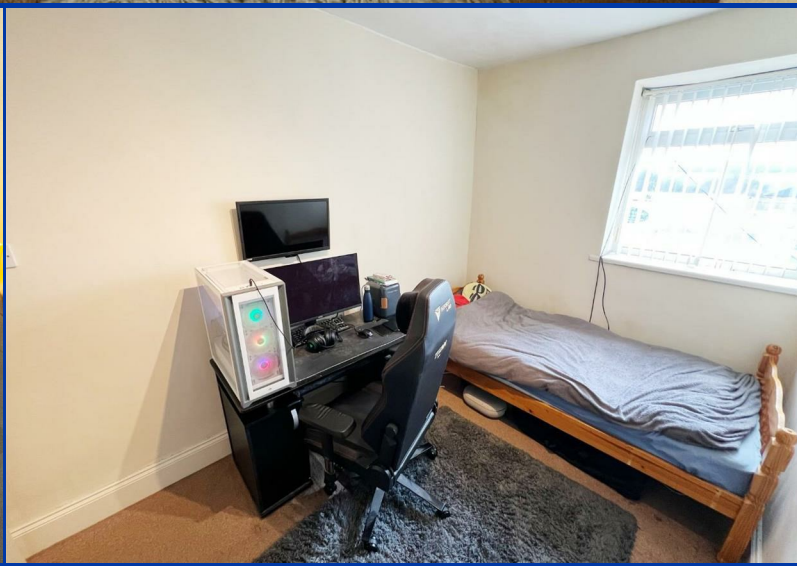
Agent notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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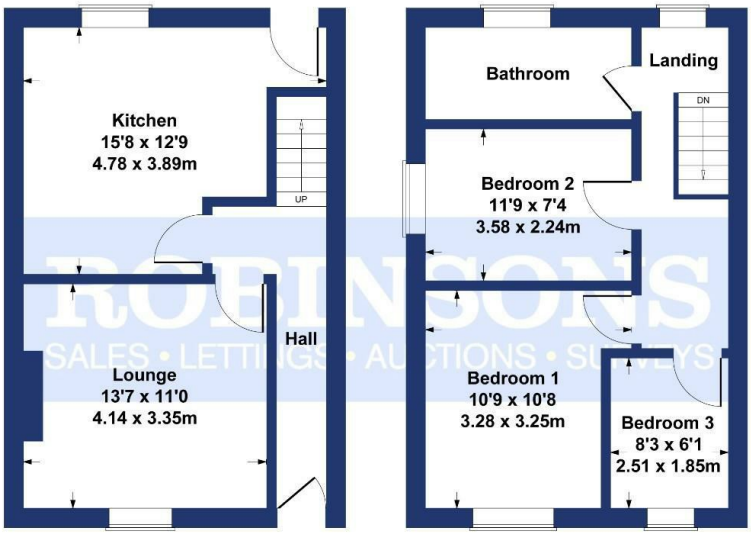
Robinson Terrace Byers Green, Spennymoor, DL16 7PE

Approximate Gross Internal Area
778 sq ft - 72 sq m

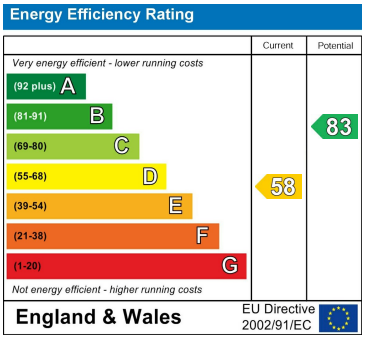


GROUND FLOOR FIRST FLOOR

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. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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