

Shafto Street, Byers Green, DL16 7PX
2 Bed - House - Terraced
Reduced £77,500

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Robinsons are delighted to offer to the market this perfect first time buyers home, located in the pleasant & quiet village of Byers Green is this TWO BEDROOM END-TERRACED PROPERTY. The property is offered to the market with no onward chain. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Spennymoor town centre lies approximately two miles away with Bishop Auckland and Durham Lying very close by where a wider range of amenities can be found. Again, in our opinion, this would be an ideal purchase for a young couple or property investor.

THE FLOORPLAN BRIEFLY COMPRISES OF:- Entrance, hallway, access to LOUNGE with duel aspect and feature fire surround, GOOD SIZED KITCHEN/BREAKFAST ROOM with a range of wall and base units. Whilst to the first floor there are TWO well proportioned BEDROOMS both with storage cupboards and a family BATHROOM with a white suite. Externally, to the front elevation, there is an easy to maintain pebbled garden area, which with the right planning consent could be converted to be used as off road parking. While to the rear there is a good sized garden and patio area.

EPC Rating D
Council Tax Band A

Entrance Hall

Wood effect flooring, stairs to first floor.

Lounge

16'4 x 9'9 max points (4.98m x 2.97m max points)

Duel aspect uPVC windows, radiators, wood effect flooring, stunning log burning stove.

Kitchen/Diner

13'9 x 12'1 max points (4.19m x 3.68m max points)

Wall and base units, integrated double oven, gas hob, extractor fan, fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks, breakfast bar, storage cupboard, plumbed for washing machine, uPVC window, radiator, space for dining room table, access to the rear.

Landing

UPVC window, airing cupboard.

Bedroom One

16'4 x 9'9 max points (4.98m x 2.97m max points)

Duel aspect uPVC windows, radiator, storage cupboard.

Bedroom Two

10'2 x 9'0 (3.10m x 2.74m)

UPVC window, radiator, storage cupboard.

Bathroom

Panelled bath with shower over, W/C, wash hand basin, extractor fan, tiled surround, uPVC window, radiator.

Externally

To the front elevation there is an easy to maintain pebbled garden which could be converted to a driveway subject to the correct planning permission. While to the rear, there is a good sized garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 74Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87 p.a

Energy Rating: D

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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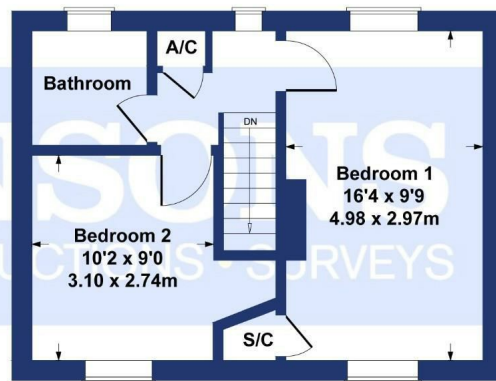
Shafto Street

Approximate Gross Internal Area

720 sq ft - 67 sq m



GROUND FLOOR

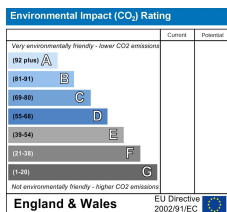
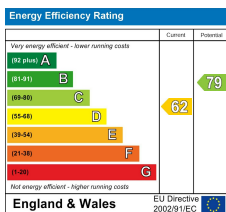


FIRST FLOOR

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. 2023



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