



Greenhills, Byers Green, DL16 7QJ
4 Bed - House - Detached
Offers Over £190,000

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Robinsons are delighted to offer to the market this FOUR BEDROOM DETACHED, which is occupying this spacious plot and offered to the market with no onward chain. This popular residential development 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 first time buyers and families looking to climb the property ladder. Giving all of the above early viewings is advised to avoid any disappointment, as property in this area rarely come to the market.

In brief the property of; ENTRANCE, porch, spacious lounge, separate dining room, useful utility room and ground floor W/C completes the ground floor. To the first floor is four good sized bedrooms, master has the added bonus of en-suite facilities, the family bathroom is also located to the first floor. Externally to the front elevation is a easy to maintain garden and good sized driveway which leads to a garage, while to the rear there is another easy to maintain garden and patio.

EPC Rating C
Council Tax Band D

Hallway

Radiator, stairs to 1st floor

Lounge

16'2 x 11'8 plus bay (4.93m x 3.56m plus bay)
UPVC bay window, radiator, electric fire

Dining Room

10'2 x 9'5 (3.10m x 2.87m)
Radiator, sliding UPVC door leading to rear

Kitchen

9'9 x 9'0 (2.97m x 2.74m)
Wall and base units, integrated oven, hob, extractor fan, fridge and freezer, sink with mixer taps and drainer, radiator, UPVC window, tiled splash backs

Utility Room

6'1 x 5'1 (1.85m x 1.55m)
Wall and base units, plumbed for washing machine (washer is included), there is also a tumble dryer, stainless steel sink with mixer tap and drainer, radiator, access to rear, extractor fan.

W/C

w/c, radiator, wash hand basin, radiator, tiled splash backs, UPVC window

Landing

UPVC window , loft access, via fitted loft ladder,(The vendor has informed us the loft is boarded and has shelving)

Bedroom One

13'2 x 11'4 (4.01m x 3.45m)
UPVC window, radiator, fitted wardrobes

En-Suite

Shower cubicle, wash hand basin, w/c, tiled splash backs, radiator, UPVC window

Bedroom Two

15'1 x 13'0 (4.60m x 3.96m)
Fitted wardrobes, Radiator, UPVC window

Bedroom Three

10'2 x 8'0 (3.10m x 2.44m)
UPVC window, radiator

Bedroom Four

8'0 ' 6'9 (2.438m ' 2.06m)
UPVC window, radiator

Bathroom

White panelled bath, w/c, wash hand basin, tiled splash backs, UPVC window, radiator.

Externally

To the front elevation is an easy to maintain garden and double block paved driveway, leading to a garage, while to the rear there is a good size garden and patio

Garage

146'8 x 8'6 max (44.70m x 2.59m max)
Recently installed Electric door, power and lighting, housing combination boiler

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 64Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2170.51p.a
Energy Rating: C



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Dedicated Property Manager

Greenhills, Byers Green

Approximate Gross Internal Area
1364 sq ft - 127 sq m

Utility Room
6'1 x 5'1
1.85 x 1.55m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-69	D		
59-54	E		
43-38	F		
17-20	G		
Not energy efficient - higher running costs			
England & Wales		69	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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