

North Street, Byers Green, DL16 7PU
2 Bed - House - Semi-Detached
Reduced £99,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this well presented perfect first time buyer home, located in the pleasant & quiet village of Byers Green. This is a TWO BEDROOM SEMI DETACHED PROPERTY which is offered to the market with no onward chain. The property benefits from recently fitted flooring, recently redecorated, STUNNING VIEWS TO THE FRONT AND REAR, new kitchen, new bathroom, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Again, in our opinion would be an ideal purchase for a young couple or property investor. Spennymoor town centre lies approximately two mile away with Bishop Auckland and Durham very close by where a wider range of amenities can be found.

THE FLOORPLAN BRIEFLY COMPRISES OF:- ENTRANCE, with staircase to first floor leading, access to LOUNGE with attractive feature fire surround, GOOD SIZED KITCHEN/BREAKFAST ROOM with a range of new wall and base units, as well as a free standing washer and dishwasher being included. Whilst to the first floor, there are TWO well-proportioned BEDROOMS both with lovely views and a BATHROOM with a white suite. Externally, the property enjoys FRONT & REAR GARDENS, while to the REAR the property enjoys a good sized GARDEN with patio area. Within the rear garden there are also two useful outside storage cupboards.

EPC Rating tbc
Council Tax Band A

Hallway

Wood effect flooring, storage cupboard, radiator, stairs to first floor.

Lounge

15'6 x 11'8 (4.72m x 3.56m)

UPVC window with stunning outlook, radiators, electric fire and surround, french doors leading to rear.

Kitchen/Diner

16'4 x 6'8 (4.98m x 2.03m)

Stunning modern wall and base units, integrated oven, hob, extractor fan, free standing washing machine, free standing dishwasher, stylish sink with mixer tap and drainer, uPVC window, space for dining room table and fridge freezer, quality flooring, feature radiator, french doors leading to the rear.

Landing

UPVC windows, storage cupboard, radiator, airing cupboard, loft access.

Bedroom One

11'5 x 8'7 (3.48m x 2.62m)

UPVC window, radiator, lovely outlook.

Bedroom Two

10'2 x 6'8 (3.10m x 2.03m)

UPVC window with lovely outlook, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator.

Externally

To the front elevation, there is an easy to maintain garden which overlooks a beautiful village green. While to the rear, there is a good sized enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

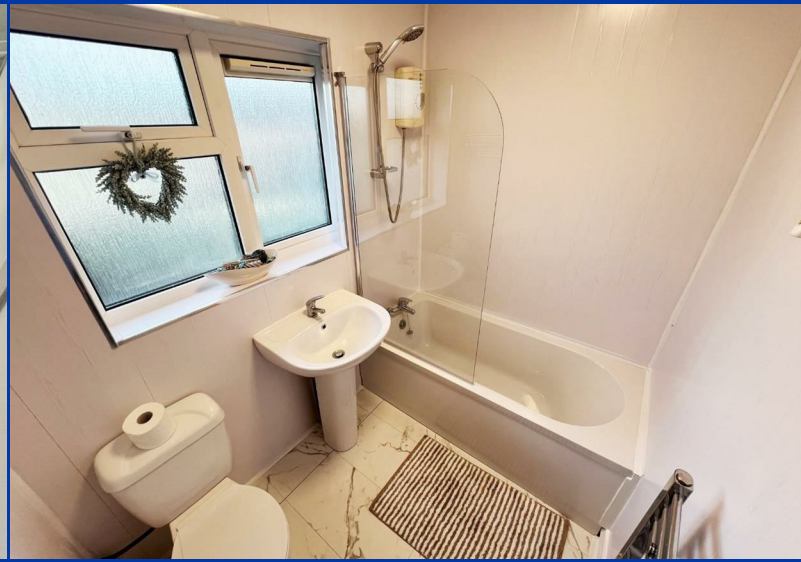
Mobile Signal/Coverage:

Tenure: Freehold

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

£1,627.87p.a

Energy Rating: tbc



OUR SERVICES

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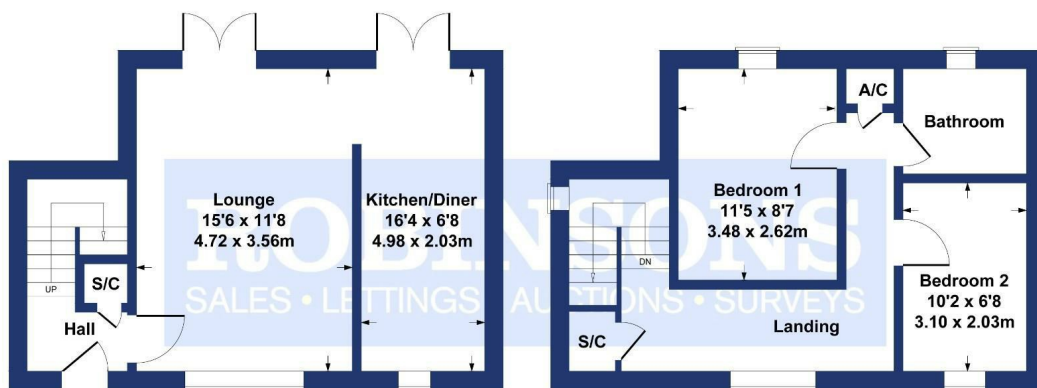
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

North Street
Approximate Gross Internal Area
738 sq ft - 69 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
82-77	D		
75-70	E		
69-64	F		
63-58	G		
Not energy efficient - higher running costs			
England & Wales		66	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
82-74	D		
75-69	E		
69-63	F		
63-57	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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