



Ghent Street, Byers Green, DL16 7NT
2 Bed - House - Mid Terrace
Asking Price £77,500

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Robinsons are delighted to present this spacious two-bedroom terraced home, situated on a popular residential street in the heart of the semi-rural village of Byers Green. The property is well-suited to a wide range of buyers, including first-time purchasers, young couples, and investors. Spennymoor town centre is approximately three miles away, with Bishop Auckland and Durham also within easy reach, offering an extensive selection of amenities. In our opinion, this home represents an excellent opportunity for both owner-occupiers and buy-to-let investors.

The accommodation briefly comprises: entrance vestibule, a generous lounge, and a beautifully fitted kitchen with ample space for a dining table. An inner hallway provides access to the family bathroom and the staircase leading to the first floor, where you will find two well-proportioned double bedrooms. Externally, the property benefits from an enclosed rear yard featuring two brick-built storage units.

EPC Rating: TBC
Council Tax Band: A

Vestibule

Access to lounge

Lounge

14'7 x 10'8 max points (4.45m x 3.25m max points)

Upvc window, radiator.

Kitchen / Diner

12'9 x 11'5 max points (3.89m x 3.48m max points)

Modern wall and base units, integrated oven hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, Upvc window, radiator, storage cupboard, quality flooring.

Inner Hall

Quality flooring, Radiator and access to a boarded loft with lighting.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

Panelled bath, wash hand basin, w/c, Upvc window, radiator, extractor fan

Landing

Loft access

Bedroom One

14'7 x 10'8 (4.45m x 3.25m)

Upvc window, radiator, quality flooring.

Bedroom Two

13'0 x 11'5 (3.96m x 3.48m)

Upvc window, radiator, storage cupboard, airing cupboard with storage above, secondary larger loft hatch

Externally.

To the rear is a good sized enclosed yard which has the bonus of two brick stores and useful yard master shed.

Agents 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

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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.



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