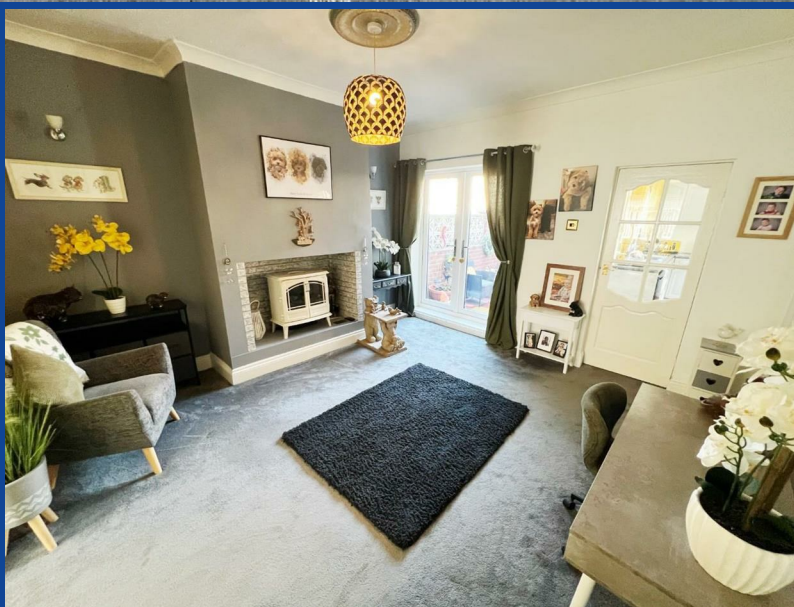




High Street, Byers Green, DL16 7PA
3 Bed - House - Detached
Offers In Excess Of £165,000

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Robinsons are proud to bring to market this distinctive and generously proportioned three-bedroom detached family home, superbly positioned on a sought-after residential street in the heart of the semi-rural village of Byers Green. Offering a rare blend of space, versatility, and charm, this home will appeal to a wide range of buyers, from first-time purchasers to growing families. Immaculately maintained throughout, the property boasts an impressive range of features including spacious and flexible living accommodation, a well-equipped fitted kitchen, a separate dining room, three well-sized bedrooms, ample built-in storage, a converted loft room, and a garage. Homes of this size, character, and quality are seldom available in this location, making early viewing highly advisable.

The accommodation briefly comprises: a welcoming entrance hallway, a generous lounge, a separate dining room ideal for entertaining, and a large fitted kitchen with integrated appliances. To the first floor, a central landing leads to three well-proportioned bedrooms, a stylish family bathroom, and a separate WC. The landing also provides access to a cleverly converted loft room, offering additional versatile space. Externally, the property benefits from an easy-to-maintain patio area, perfect for outdoor seating, along with a garage providing secure parking or additional storage.

EPC Rating: TBC
Council Tax Band: B

Hallway

Radiator, Staircase to first floor

Lounge

13'4 x 13'1 (4.06m x 3.99m)

Radiator, upvc window, gas fire and surround, quality flooring

Dining Room

14'0 x 13'2 (4.27m x 4.01m)

Radiator, quality flooring, storage cupboard, French doors leading rear garden

Kitchen

13'1 x 8'7 (3.99m x 2.62m)

Wall & base units, electric cooker point, plumbing for automatic washing machine, stainless steel sink with mixer tap and drainer, upvc window, radiator, tiled flooring, access to rear

Landing

Upvc window, radiator, storage cupboard, staircase to loft room

Bedroom One

13'9 x 9'7 (4.19m x 2.92m)

Upvc window, radiator

Bedroom Two

13'6 x 9'6 (4.11m x 2.90m)

Upvc window, radiator

Bedroom Three

10'3 x 7'1 (3.12m x 2.16m)

Upvc window, radiator

Bathroom

Free standing bath, shower cubicle, wash hand basin, fully tiled, radiator, upvc window

W/C

W/C, wash hand basin, upvc window, fully tiled

Loft Room

16'4 x 15'9 max points (4.98m x 4.80m max points)

Wood effect flooring, velux window, electric fire

Externally

To the rear is an enclosed yard and good sized garage

Garage

17'9 x 8'6 (5.41m x 2.59m)

Power, lighting, water and electric roller shutter door

Agents notes

Council Tax: Durham County Council, Band B

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>

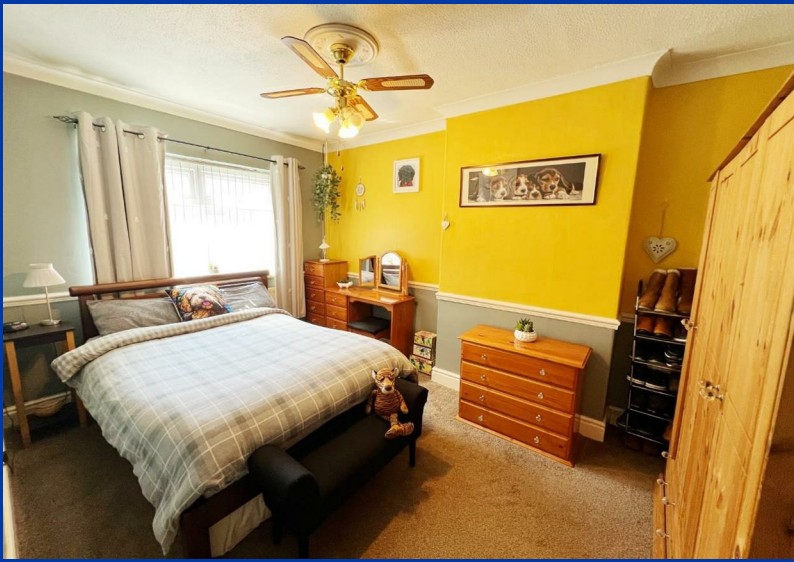
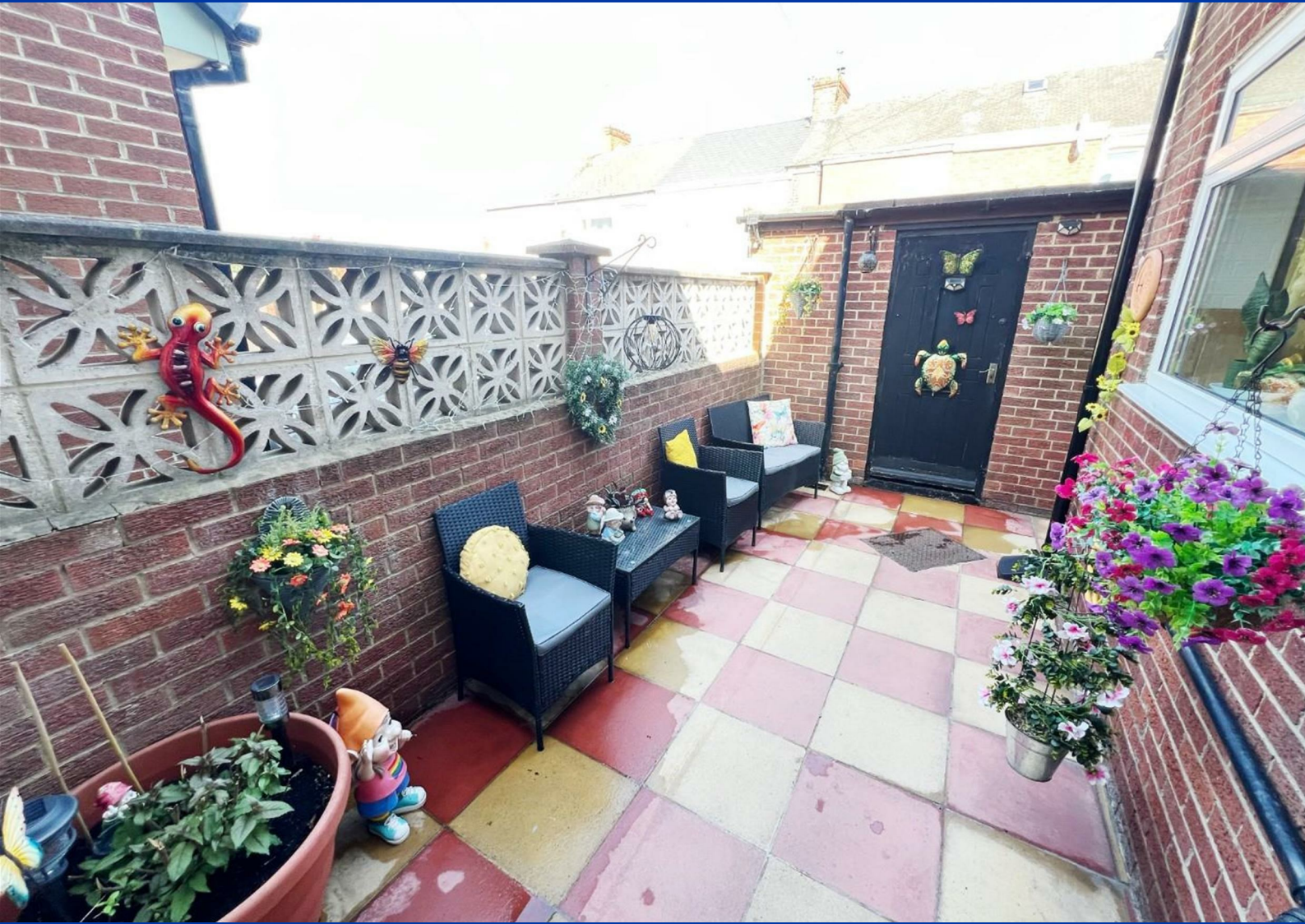
Protected Trees – None known

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		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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