



Byerley Road, DL4 1JQ  
2 Bed - House - Terraced  
£52,000

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Welcome to Byerley Road, Shildon - a charming location that could be the setting for your new home! This delightful house is up for sale, offering you a fantastic opportunity to make it your own.

Upon entering, you'll be greeted by spacious accommodation throughout, providing you with ample room to create the perfect living space. With three reception rooms, you'll have the flexibility to design your home exactly how you wish.

The accommodation on offer briefly comprises: Entrance Lobby, Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen to the ground floor, whilst to the first floor there are two good sized double bedrooms and four piece bathroom. Externally there is a buffer garden to the front and small yard to the rear.

Located in a popular neighbourhood, close to local amenities, this property offers vacant possession, allowing you to move in hassle-free. Don't miss out on the chance to own a property with such great potential in the heart of Shildon.

## GROUND FLOOR

### Entrance Lobby

### Entrance Hall

### Lounge

11'11" x 10'6" (3.64 x 3.21)

### Dining Room

11'9" x 10'7" (3.60 x 3.25)

### Kitchen

12'5" x 6'9" (3.79 x 2.06)

## FIRST FLOOR

### Half Landing

### Bathroom

### Bedroom 1

13'8" x 12'0" (4.18 x 3.66)

### Bedroom 2

11'11" x 9'0" (3.65 x 2.76)

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 12Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: E

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
121-130	B		
131-135	C		
136-140	D		
141-145	E		
146-150	F		
151-155	G		
Not energy efficient - higher running costs	156-200		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-120	A	
121-130	B		
131-135	C		
136-140	D		
141-145	E		
146-150	F		
151-155	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions	156-200		

England & Wales EU Directive 2002/91/EC

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