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Greenhills Byers Green, Spennymoor, DL16 7QJ

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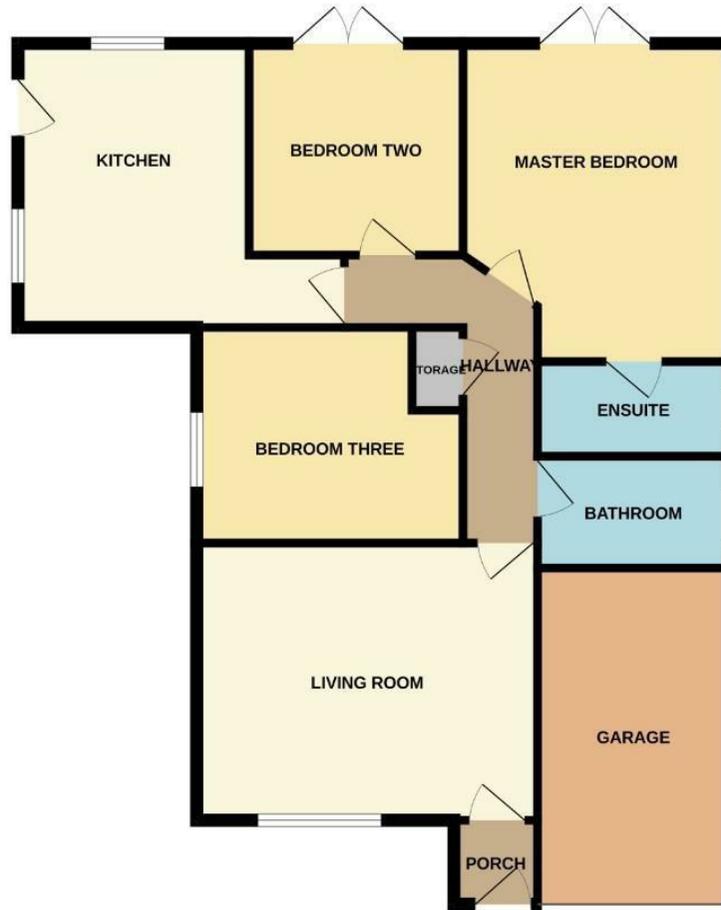
Offers In Excess Of £200,000

Beautifully presented, three bedroomed detached bungalow located on Greenhills in the village of Byers Green. Only a short distance from the nearby town Spennymoor offers access to a range of local amenities such as supermarkets, healthcare services, retail stores, restaurants and cafés as well as both Primary and Secondary schools. Neighbouring Bishop Auckland and Durham City, offer a further more extensive array of facilities, the regular bus services run frequently to these areas as well as to other nearby towns and villages. The A688 is also nearby and leads to the A1(M) both North and South.

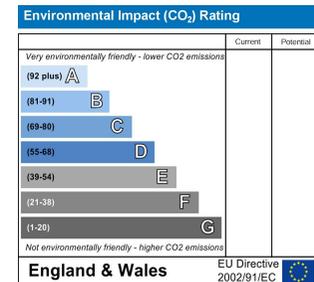
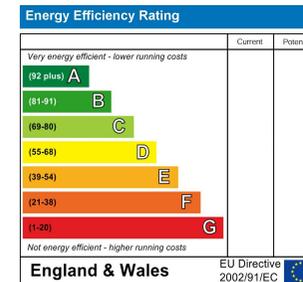
In brief the property comprises an entrance hall leading through into the living room, kitchen, master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a garden to the front along with a driveway leading to the garage. Whilst to the rear there is a large enclosed garden, which is well established with mature planting, raised flower beds and fruit trees. There are large patio areas which provide ample space for outdoor furniture, along with a shed and greenhouse.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

15'3" x 12'4"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, gas fire with feature surround and window to the front elevation.

Kitchen

13'9" x 10'7"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated double oven, hob, overhead extractor hood and fridge/freezer along with space for a free standing washing machine and dishwasher. Space is available for a table and chairs and dual aspect windows provide lots of natural light.

Master Bedroom

13'9" x 11'2"

The master bedroom is a large double bedroom with space for a king sized bed, further furniture and window to the rear elevation.

Ensuite

8'6" x 3'11"

The ensuite contains a large shower cubicle, chrome heated towel rail, WC and wash hand basin.

Bedroom Two

11'8" x 9'8"

The second bedroom is another double bedroom with window to the side elevation.

Bedroom Three

10'2" x 9'6"

The third bedroom is another double bedroom with window to the rear elevation.

Bathroom

8'6" x 5'0"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

External

Externally the property has a garden to the front along with a driveway leading to the garage. Whilst to the rear there is a large enclosed garden, which is well established with mature planting, raised flower beds and fruit trees. There are large patio areas which provide ample space for outdoor furniture, along with a shed and greenhouse.

Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









