



FINE & COUNTRY
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WAYSIDE
BYERS GARTH | DH1 2SN

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Wayside is a thoroughly charming, cottage-style property at Byers Garth, not far from Durham city and easily accessible from the A1(M) yet also close to countryside. It offers the best of both worlds.

The stone-built, three-bedroom property sits in a generous plot with a low-maintenance front garden and parking area, whilst at the back is a surprisingly large garden.

The front door opens into an entrance hallway with solid oak flooring, a practical utility space and WC. To the right is a large breakfasting kitchen with French doors that lead out to a courtyard for outdoor dining in summer. Beautifully fitted with country chic style units, it has a range cooker set in an inglenook, granite worktops and timber flooring.

Half-glazed doors lead into the elegant lounge, which is at the back of the property and also benefits from French doors to the garden.

Upstairs, the pleasant master bedroom is dual aspect and overlooks the garden. It has an en suite shower room and built-in wardrobes.

The two remaining bedrooms are at the front of the house, the largest being particularly charming with a fireplace, two windows and built-in storage.

The family bathroom is a good size and has a separate shower and vanity unit.

The private rear garden is a delight with a pleasant courtyard for soaking up the sun and gardening in the borders and pots, while beyond is an extensive, enclosed grassed area/small paddock surrounded by fencing and hedging.











AGENTS NOTES:

- * Upvc Double Glazed Windows
- * Mains Gas
- * Main water
- * Mains Electric
- * Sewerage system
- * Boarded out loft with drop down ladder & lighting
- * Freehold
- * Council Tax C
- * Subject to a annual management charge by Byers Garth Managements Ltd.
Approx. £360 per annum

LOCATION:

Byers Garth is located on the outskirts of Shincliffe surrounded by countryside. Just off the A181, with easy access into Durham to the North, Nearby Dragonville Retail Park, AIM Bowburn interchange and A19 to the East.

VIEWINGS:

Via Fine & Country

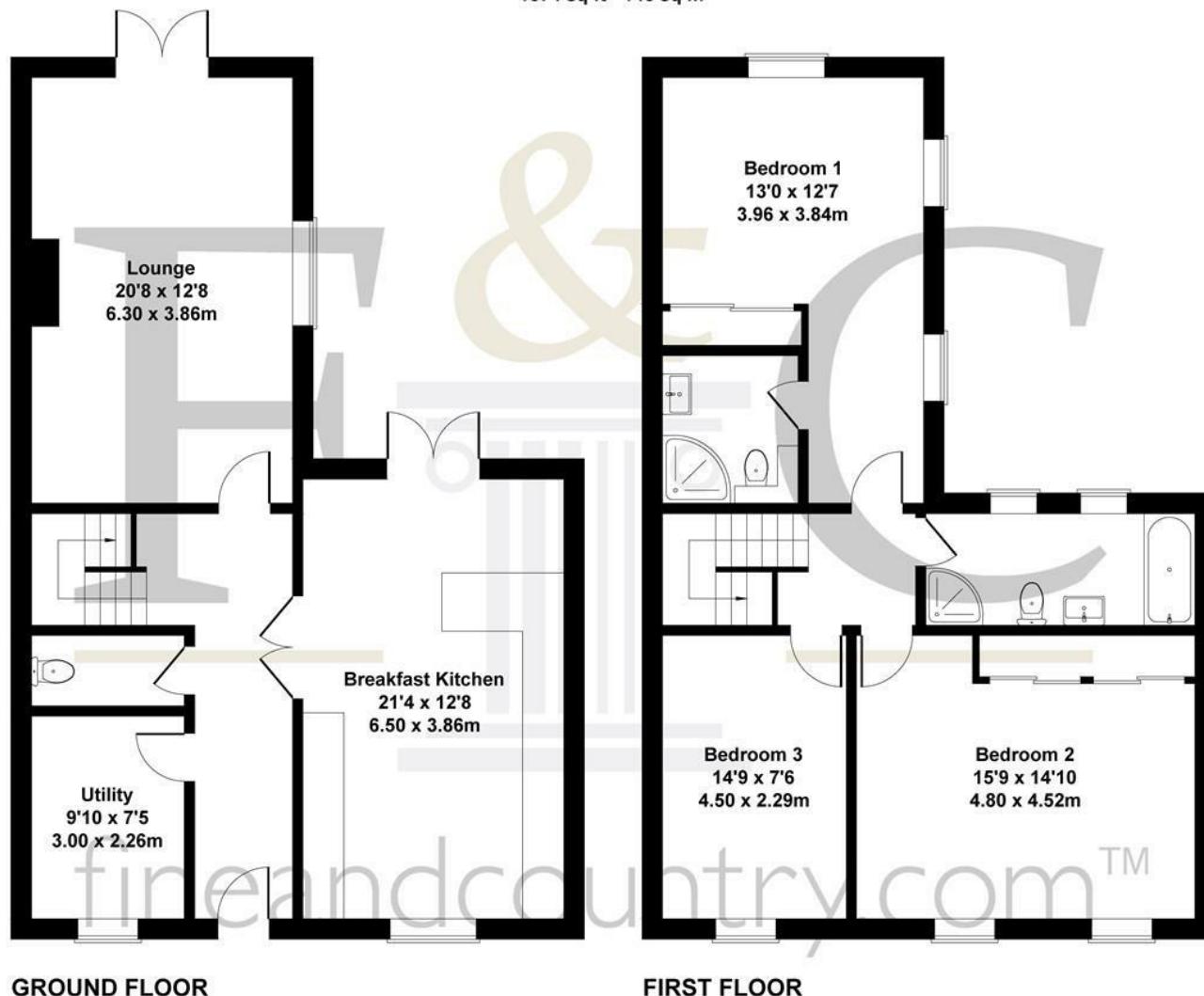
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Wayside Byers Garth

Approximate Gross Internal Area

1574 sq ft - 146 sq m



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. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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