



**High Street, Byers Green, DL16 7PH**  
**2 Bed - House - Semi-Detached**  
**£105,000**

**ROBINSONS**  
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This lovely home is sure to impress upon viewing and would be an ideal purchase for the first time buyer, small family or young couple.

Robinsons are delighted to offer to the market this well improved two bedroom semi detached property which is finished to a high quality and in immaculate decorative order throughout. Conveniently located in the heart of Byers Green on this spacious plot with the added advantage of a larger than average DETACHED GARAGE with PARKING for three to four cars, the property is very well maintained throughout, viewing is essential to appreciate the accommodation on offer. The property benefits from STYLISH KITCHEN & BATHROOMS, TASTFULLY DECORATED THOUGHOUT, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and CONSERVATORY. In brief this stunning property comprise of entrance porch, lounge, ultra modern kitchen with integrated appliances, conservatory. To the first floor is two double bedrooms and well presented bathroom, externally to the front elevation there is garden area which has been pebbled for easy maintenance and driveway which leads to the rear garage and again easy to maintain pebbled garden which a stylish seating area and fire pit.

#### **Externally**

To the front elevation is an easy to maintain garden & driveway which leads to the rear garage & garden which again is easy to maintain.

#### **Entrance Hall**

uPVC window, radiator, tiled flooring, spot lights, stairs to first floor.

#### **Lounge**

16'3 x 9'9 (4.95m x 2.97m)

Stylish flooring, uPVC window, french doors leading to rear conservatory.

#### **Conservatory**

11'3 x 8'8 (3.43m x 2.64m)

uPVC window's, radiator, stylish flooring, access to rear.

#### **Kitchen**

13'0 x 12'2 max points (3.96m x 3.71m max points)

Stylish wall & base units, belfast sink with mixer tap & drier, integrated oven, hob, extractor fan, fridge freezer, dishwasher, tiled splash backs, uPVC window, radiator, solid wood worktops, space for dining room table, storage cupboard, tiled flooring & useful large storage cupboard which is currently used as a laundry room.

#### **Landing**

Quality flooring, radiator, uPVC window.

#### **Bedroom One**

16'4 x 9'9 max points (4.98m x 2.97m max points)

Duel aspect uPVC window, radiator, fitted wardrobes, stylish flooring.

#### **Bedroom Two**

10'2 x 9'1 (3.10m x 2.77m)

uPVC window, radiator, storage cupboard, wood effect flooring.

#### **Bathroom**

White panel bath with overhead shower, W/C, wash hand basin, uPVC window, chrome heated towel rail, tiled flooring & splash backs, storage cupboard, spot lights.



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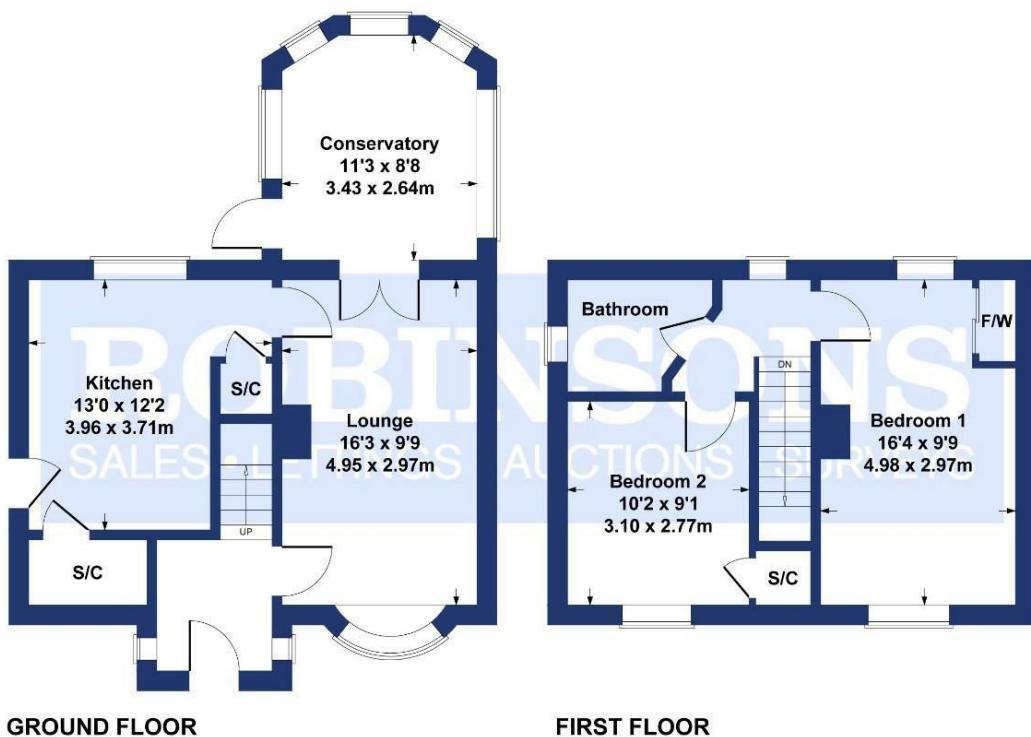
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

High Street  
Approximate Gross Internal Area  
868 sq ft - 81 sq m



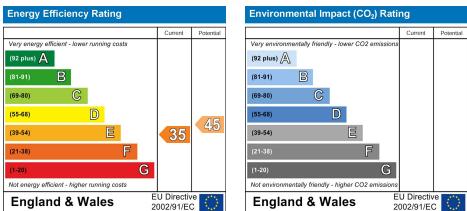
GROUND FLOOR

FIRST FLOOR

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



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