



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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.

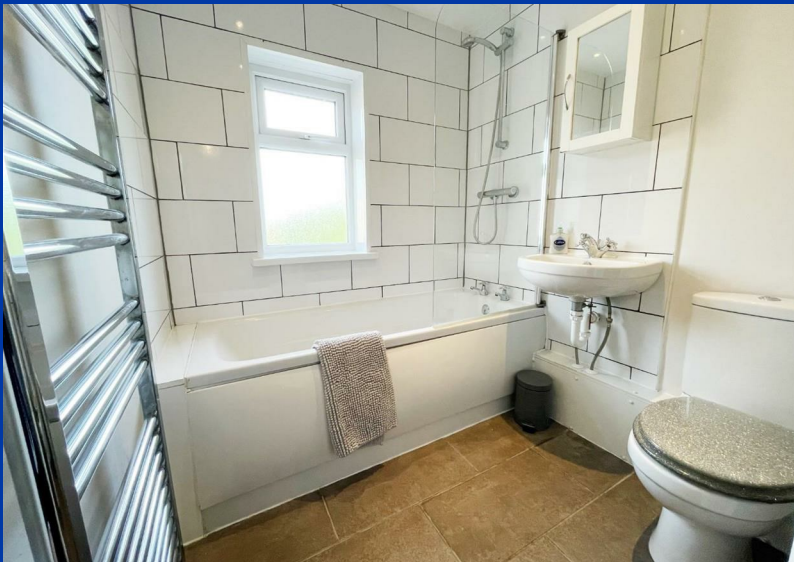
Bedroom Two

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

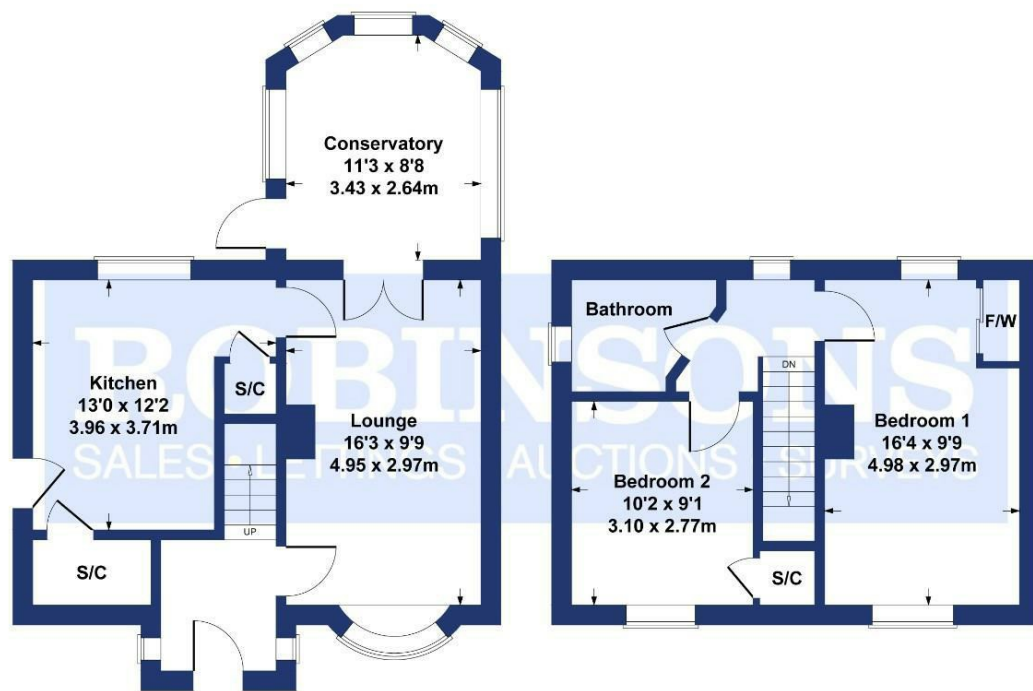
Property Auctions

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesborough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
19A Old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonsedgfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk