



Byerley Road, DL4 1JJ  
2 Bed - House - Mid Terrace  
£60,000

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Sold with no onward chain, Robinsons are delighted to offer for sale this recently refurbished, well presented two bedroom terraced house situated on Byerley Road in Shildon. This deceptively spacious, modern house would be ideal for first time buyers or investors alike and is located just a short distance from local amenities including primary schools, convenience stores, local shops, cafes and restaurants. There is an extensive public transport system locally via bus and rail allowing for access to nearby towns and villages. Bishop Auckland and Newton Aycliffe provide access to facilities such as secondary schools, supermarkets, retail stores and high street shops. The A1(M) is only a short distance away which is ideal for commuters.

In brief the accommodation comprises; entrance lobby, lounge, kitchen/diner and utility room to the ground floor whilst to the first floor there are two good sized double rooms and family bathroom. Externally to the front there is a small buffer garden and an enclosed paved yard to the rear with gated access to a rear lane.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Lobby

Entered via a uPVC door from the front

### Lounge

13'8" x 12'4" (4.19 x 3.76)

A bright spacious room with feature fire surround housing gas fire, and uPVC double glazed bay window to the front.

### Kitchen/Dining Room

14'0" x 9'4" (4.27 x 2.87)

Fitted with a range of wall and base units having contrasting worktops with matching breakfast bar and incorporating gas hob with extractor hood, built under oven, single drainer sink unit, tiled splash backs, ample space for white goods and uPVC double glazed window to the rear.

### Utility

10'2" x 4'3" (3.12 x 1.32)

Providing ample additional storage space and plumbing for appliances including a washing machine and dryer, uPVC double glazed window and door to the rear.

## FIRST FLOOR

### Landing

With loft access.

### Bedroom 1

13'8" x 12'2" (4.19 x 3.73)

A bright and spacious room with uPVC double glazed window to the front.

### Bedroom 2

10'7" x 6'0" (3.23 x 1.83)

A second double sized room with uPVC double glazed window to the rear.

### Bathroom

Fitted with a modern three piece suite comprising panelled bath with overhead shower, low level WC and wash hand basin, panelled splashbacks, ladder radiator and opaque uPVC double glazed window to the side.

## EXTERNAL

To the front there is a small buffer garden and an enclosed paved yard to the rear with gated access to a rear lane.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbs

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: D

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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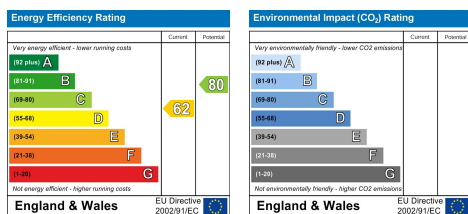
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