

Byerley Road, DL4 1JH
2 Bed - House - Mid Terrace
£59,950

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An absolute credit to its current owner; we are delighted to offer to the market with no onward chain, this exceptionally well presented terraced house with two double bedrooms on Byerley Road, within the popular residential location of Shildon. This well proportioned residence has been thoroughly upgraded & modernised throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered within Bishop Auckland itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor, dining room with arched access through to a lounge with window to front elevation & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & impressive family bathroom with modern four piece suite. Externally, an enclosed yard is situated to the rear. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

ENTRANCE HALLWAY

DINING ROOM
15'4 x 11'3 (4.67m x 3.43m)

LOUNGE
11'9 x 10'8 (3.58m x 3.25m)

KITCHEN
11'7 x 4'7 (3.53m x 1.40m)

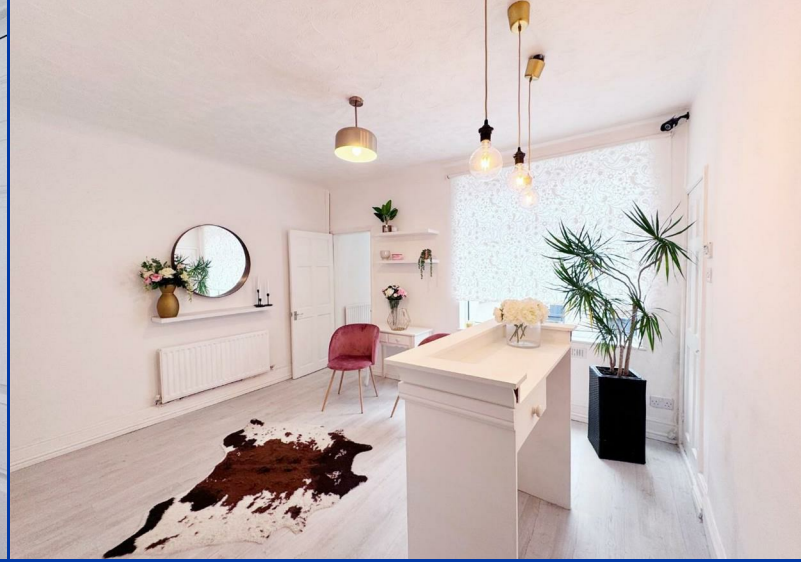
FIRST FLOOR LANDING

MASTER BEDROOM
15'5 x 10'5 (4.70m x 3.18m)

BEDROOM TWO
11'2 x 8'4 (3.40m x 2.54m)

BATHROOM
8'6 x 8'4 (2.59m x 2.54m)

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
105-91kWh/m ² B			
91-81kWh/m ² C			
81-65kWh/m ² D			
65-55kWh/m ² E			
55-46kWh/m ² F			
46-39kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
105-91kWh/m ² B			
91-81kWh/m ² C			
81-65kWh/m ² D			
65-55kWh/m ² E			
55-46kWh/m ² F			
46-39kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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.

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

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