

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)

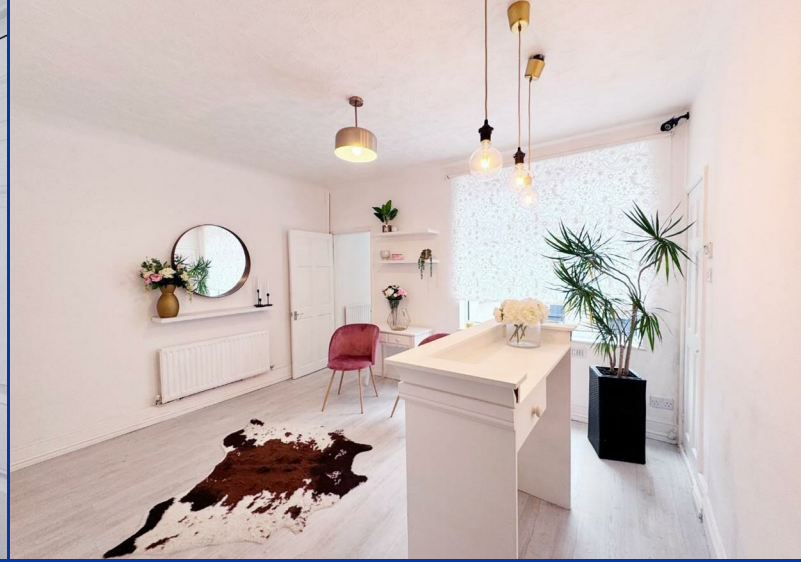
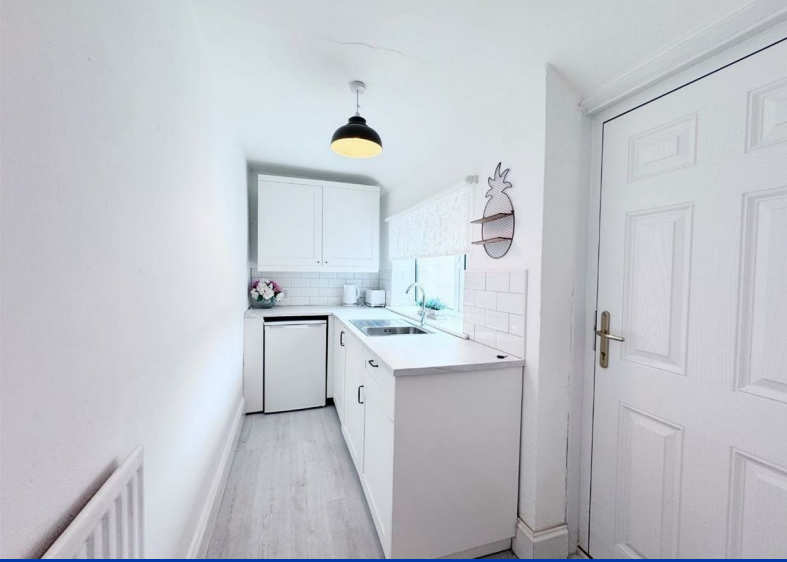
FIRST FLOOR LANDING

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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Dedicated Property Manager

| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | 105-91kWh/m ² A | | |
| 100-91kWh/m ² B | | | |
| 95-81kWh/m ² C | | | |
| 85-76kWh/m ² D | | | |
| 75-70kWh/m ² E | | | |
| 65-65kWh/m ² F | | | |
| 55-50kWh/m ² G | | | |
| Not energy efficient - higher running costs | 1-50kWh/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 | | |
| 100-91kWh/m ² B | | | |
| 95-81kWh/m ² C | | | |
| 85-76kWh/m ² D | | | |
| 75-70kWh/m ² E | | | |
| 65-65kWh/m ² F | | | |
| 55-50kWh/m ² G | | | |
| Not environmentally friendly - higher CO ₂ emissions | 1-50kWh/m ² | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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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