



Albert Terrace, Billy Row, DL15 9SU
3 Bed - House - Mid Terrace
£115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Albert Terrace Billy Row, DL15 9SU

Welcome to this charming property located in the popular village of Billy Row, Crook. This three bedroom mid-terrace house on Albert Terrace has been renovated in recent years and one of the stand out features is the loft conversion, creating a third bedroom or could be used as a home office. The house has recently had a re-fitted kitchen, it is warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows.

From the moment you step inside, you'll be impressed by how beautifully presented this house is throughout. The attention to detail and care put into maintaining this property is evident in every corner, making it truly move-in ready.

The internal accommodation comprises; entrance vestibule, spacious lounge which leads to the dining room, both rooms having ample space for seating and dining furniture. Re-fitted kitchen with a range of contemporary wall, base and drawer units with integrated hob, oven, extractor hood, and dishwasher, space for fridge/freezer. Utility room/WC with space and plumbing for washing machine and tumble dryer, comfort height WC and wash hand basin.

To the first floor there are two spacious bedrooms and a shower room which includes a shower enclosure, wash hand basin and a comfort height WC. A further staircase leads to the loft conversion which is now a third bedroom, this is a peaceful room with two 'Velux' style windows and built in storage cupboards.

Outside the house has a small forecourt to the front with gated access. Directly to the rear there is an enclosed yard which has been designed for easy maintenance and has a brick storage room. Over the back lane there is a further yard area which would be ideal for a seating area or parking a small vehicle.













LOCATION

Located in the heart of Billy Row, you'll enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. Whether you're looking for a peaceful retreat or a place to raise a family, this property offers the best of both worlds.

AGENT NOTES

Since purchasing the property in 2021, the current owners have maintained and improved the property to a high level. Some of the improvements include; re-fitted kitchen with plinth heater; the roof has been inspected; chimney re-pointed; new guttering at the rear; rear yard wall has been re-built; two comfort height WC's have been fitted; fitted wardrobes fitted in the third bedroom and general decoration and flooring in areas of the house.

VIEWINGS

Viewings are highly recommended and are by appointment only, please contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: E
Tenure: Freehold



Durham Council Tax Band: A
Annual Price: £1,621
Broadband
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Mobile Signal: Average

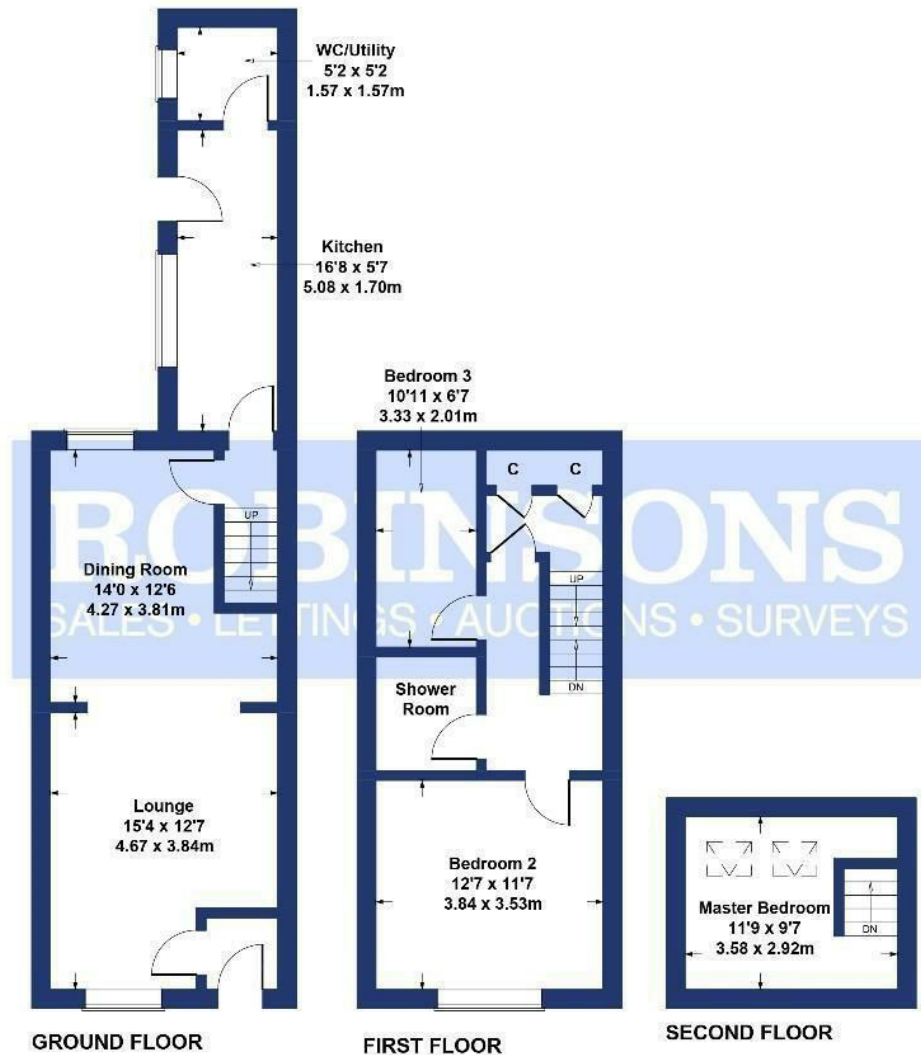
Disclaimer

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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Albert Terrace, Billy Row

Approximate Gross Internal Area
994 sq ft - 92 sq m



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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

74

51

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

