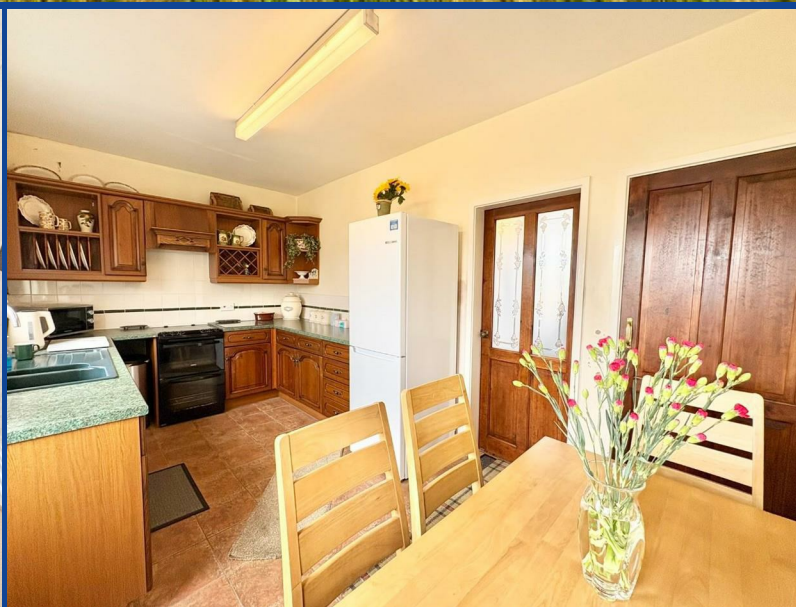




Richmond Street, Byers Green, DL16 7NS
2 Bed - House - End Terrace
£110,000

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Occupying a generous corner plot, this well-positioned two-bedroom end-terrace home offers a spacious layout, extensive gardens and excellent off-street parking. Situated on Richmond Street in the popular village of Byers Green, the property is ideally placed for convenient access to Spennymoor and the surrounding areas.

Spennymoor is just a short distance away and provides a comprehensive selection of everyday amenities, including supermarkets, shops, healthcare facilities, cafés, restaurants and a choice of primary and secondary schools. For a wider range of shopping, leisure and recreational facilities, both Bishop Auckland and Durham City are within easy reach. Regular bus services operate from the area, providing links to these locations as well as neighbouring towns and villages. For those commuting by car, the nearby A688 provides direct access to the A1(M), offering convenient connections both north and south.

Internally, the accommodation is arranged over two floors and briefly comprises an entrance porch, a well-proportioned living room and a kitchen/dining room to the ground floor. To the first floor are two double bedrooms, including the principal bedroom, together with a family bathroom.

Externally, the property benefits from a particularly generous garden extending across the front and side, predominantly laid to lawn and enclosed by fenced boundaries. To the rear is a paved, low-maintenance yard providing access to a single garage, complete with roller door, while also offering excellent off-street parking.

An appealing choice for first-time buyers, couples or those looking for a well-located home with generous outdoor space, this property is worthy of an early internal inspection.

Hall

Stairs to first floor and access to lounge

Lounge

13'6" x 12'0 (4.11m x 3.66m)

The living room is situated at the front of the property and features an attractive fireplace surround and a window to the front elevation that enjoys a beautiful outlook.

Kitchen / Diner

15'5" x 8'7 (4.70m x 2.62m)

The spacious kitchen is equipped with a range of fitted wall, base and drawer units, complemented by worktops, tiled splashbacks and a sink/drainage. Offering room for freestanding appliances and a dining area, the space is further enhanced by patio doors leading out to the enclosed rear yard.

Landing

Access to bedrooms and family bathroom

Bedroom One

13'7" x 12'0 (4.14m x 3.66m)

Generously proportioned, the master bedroom provides space for a king-sized bed and a range of bedroom furnishings. Dual-aspect windows to the front and side elevations flood the room with natural light and take advantage of the beautiful outlook.

Bedroom Two

8'8" x 7'10 (2.64m x 2.39m)

The second bedroom is a generous double room, benefiting from a window overlooking the rear elevation.

Bathroom

The family bathroom comprises a panelled bath with shower over, low-level WC and wash hand basin, complemented by a uPVC window.

Garage

22'11" x 11'10 (6.99m x 3.61m)

Externally

Externally, the property benefits from generous gardens to the front and side, predominantly laid to lawn and enclosed by fenced boundaries. To the rear, there is a low-maintenance paved yard, together with a single garage featuring a roller door and providing ample off-street parking.

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

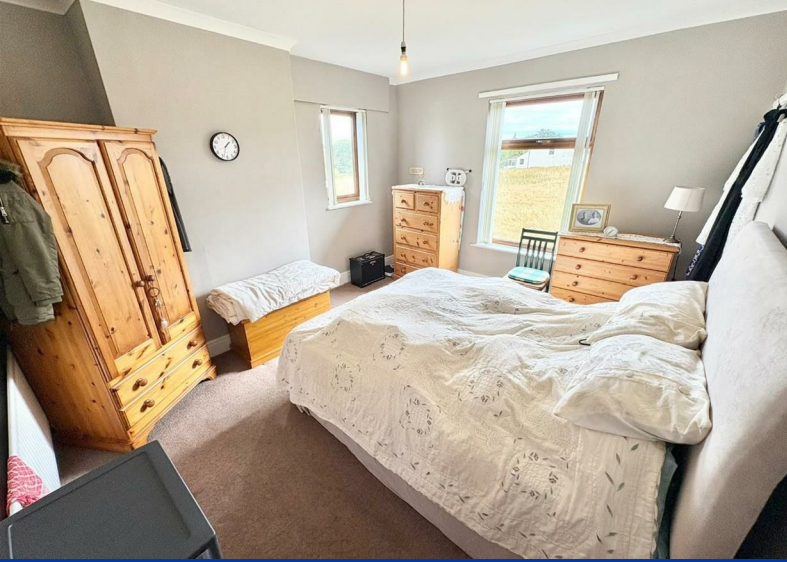
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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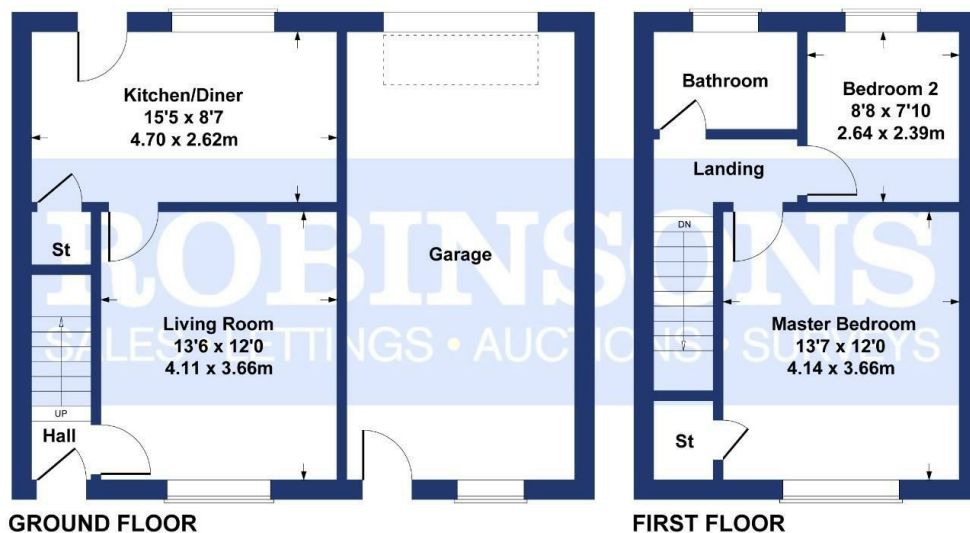
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Richmond Street

Approximate Gross Internal Area
696 sq ft - 65 sq m
(Excluding Garage)



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. 2026

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		
	69	83
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.

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



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