



Stanley Way, DL15 9TG  
3 Bed - House - End Terrace  
£75,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

73, Stanley Way Billy Row, DL15 9TG

We are acting in the sale of the above property and have received an offer of £70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

\* NO FORWARD CHAIN \*

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain this three bedroom end terrace house. The property should prove to be an ideal first time purchase and is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, spacious lounge which leads to the dining room. Kitchen with a range of fitted wall, base and drawer units with space for appliances. Rear porch giving access to the rear garden, cloakroom/WC.

To the first floor there are three bedrooms and a bathroom with three piece suite, including shower over the bath.

Outside the house has enclosed gardens to both front and rear. The rear garden has been designed for easy maintenance with timber decking area and brick storage shed.

Billy Row is a popular village with a post office and village shop, public house and restaurant, its on a bus route giving access to neighbouring towns including Crook.

Contact Robinsons for further information and to arrange an internal viewing.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

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.



# OUR SERVICES

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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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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