



Shafto Street, Byers Green, DL16 7PX
2 Bed - House - Mid Terrace
£87,500

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Robinsons are delighted to present to the market this charming two-bedroom mid-terraced home, pleasantly situated within the highly regarded and peaceful village of Byers Green. Offered for sale with no onward chain, this well-maintained property would make an ideal purchase for a first-time buyer, young couple or investor alike.

The property benefits from UPVC double glazing and gas central heating throughout, while enjoying a convenient location approximately three miles from Spennymoor Town Centre. The nearby towns of Bishop Auckland and Durham provide a wider range of shopping, leisure and transport amenities, making this an excellent base for commuters and families.

The accommodation briefly comprises an entrance hallway, a welcoming lounge featuring a charming log-burning stove, a spacious kitchen/breakfast room fitted with a range of wall and base units, and a conservatory overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a white suite.

Externally, the property boasts a low-maintenance block-paved garden to the front, which may offer potential to be converted into off-street parking, subject to the necessary consents. To the rear, there is a generous garden and patio area, providing the perfect space for relaxing or entertaining outdoors.

Early viewing is highly recommended to appreciate the accommodation, location and potential this lovely home has to offer.

EPC Rating: TBC
Council Tax Band: A

Hallway

Stairs to first floor

Lounge

16'4 x 9'8 max points (4.98m x 2.95m max points)

Log burning stove, Upvc window, radiator, access to conservatory

Conservatory

10'5 x 8'9 (3.18m x 2.67m)

Upvc windows, radiator, access to rear

Kitchen

16'9 x 12'1 (5.11m x 3.68m)

Wall & Base units, integrated oven, hob and extractor fan, stainless steel sink with mixer tap and drainer, plumbing for washing machine, tile splashbacks, Upvc window, radiator, space for fridge freezer and dining room table, storage cupboard

Landing

Upvc window, airing cupboard and loft access

Bedroom One

16'3 x 9'8 max points (4.95m x 2.95m max points)

Dual aspect Upvc windows, radiator

Bedroom Two

10'1 x 9'0 (3.07m x 2.74m)

Upvc window, radiator, storage cupboard

Bathroom

5'8 x 5'7 (1.73m x 1.70m)

Large bath with shower over, wash hand basin, w/c, chrome towel radiator, Upvc window

Externally

Externally to the front elevation is a block paved hard standing area which could be used as a driveway. Whilst to the rear is an easy to maintain garden and patio with raised decked area

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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 – No

Probate – NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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 (£42inc. VAT) per individual purchaser applies for carrying out these checks.



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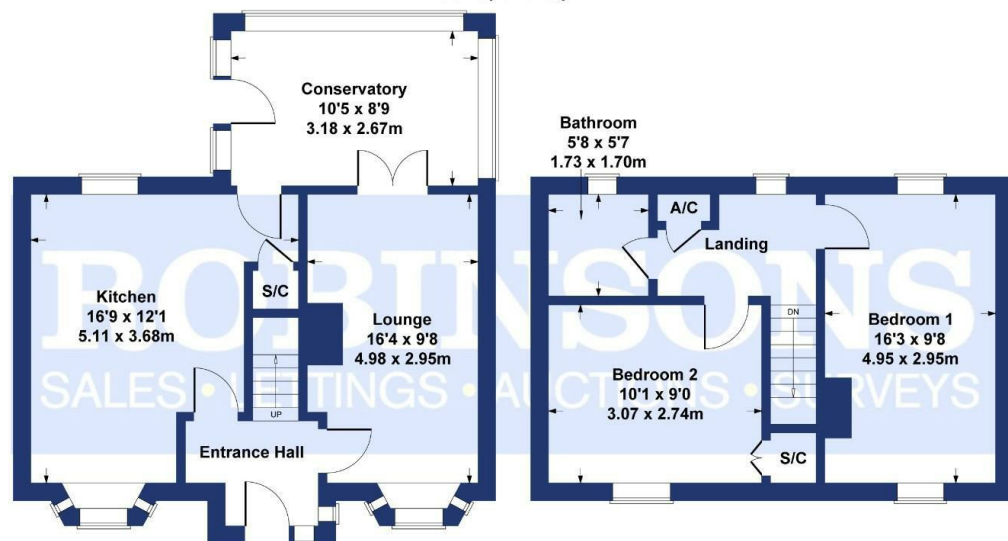
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Shafto Street

Approximate Gross Internal Area
981 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

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		
England & Wales EU Directive 2002/91/EC		

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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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