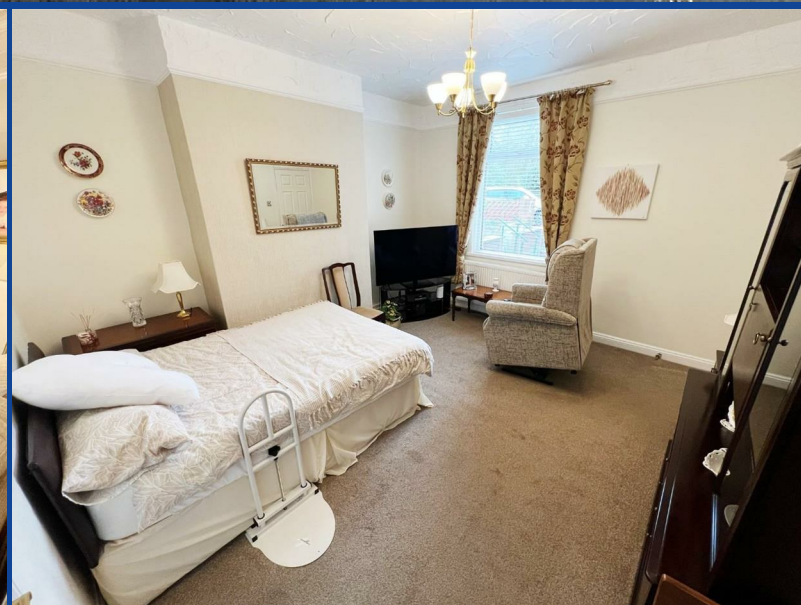




High Street, Byers Green, DL16 7NX
3 Bed - House - Semi-Detached
Reduced £154,950

ROBINSONS
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*** NO ONWARD CHAIN ***

Robinsons are delighted to present this unique and generously sized three-bedroom semi-detached family home, superbly located on a popular residential street in the heart of the semi-rural village of Byers Green. Offering excellent versatility, the property is ideal for a range of buyers, including young couples and growing families.

This beautifully maintained home boasts an array of standout features, including spacious living accommodation, a well-appointed kitchen, a separate dining room, three generously sized double bedrooms, ample off-road parking, and a double garage. With properties of this size and standard rarely coming to market, early viewing is strongly recommended to avoid disappointment.

In brief, the property comprises: an entrance hallway, a spacious lounge, a separate dining room, a large fitted kitchen with integrated appliances, and a ground-floor W/C. To the first floor, a landing provides access to three well-proportioned bedrooms and a wet room. Externally, the property benefits from a sizeable block-paved driveway to the side, leading to the rear garden and the double garage.

EPC Rating: D
Council Tax Band: A

Hallway

Radiator, stairs to the first floor.

Lounge

13 x 12'9 max points (3.96m x 3.89m max points)
Electric fire and surround, Upvc window, radiator.

Dining Room

14'1 x 13 max points (4.29m x 3.96m max points)
Upvc window, radiator.

Kitchen

17'9 x 8'7 (5.41m x 2.62m)
Well presented wall and base units, integrated double oven, hob, fridge, freezer, dishwasher, plumbed for washing machine, radiator, Upvc window, spot lights, tiled splash backs, storage cupboard, access to the rear.

Ground Floor W/C

W/C, wash hand basin, Upvc window.

Landing

Radiator, loft access, storage cupboard.

Bedroom One

16'9 x 13 max points (5.11m x 3.96m max points)
Upvc window, radiator.

Bedroom Two

14'4 x 10'5 max points (4.37m x 3.18m max points)
Upvc window, radiator

Bedroom Three

9'0 x 8'8 max points (2.74m x 2.64m max points)
Upvc window, radiator

Wet Room

Shower, wash hand basin, W/C, Upvc window, Radiator.

Externally

To the side of the property is a good sized blocked driveway, which leads to the rear the garden which again leads to the double garage.

Garage

17'8 x 17'1 max points (5.38m x 5.21m max points)
electric roller shutter door, lighting and power points

Agent Notes

Council Tax: Durham County Council, Band A - Approx £1,703.96 pa
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>

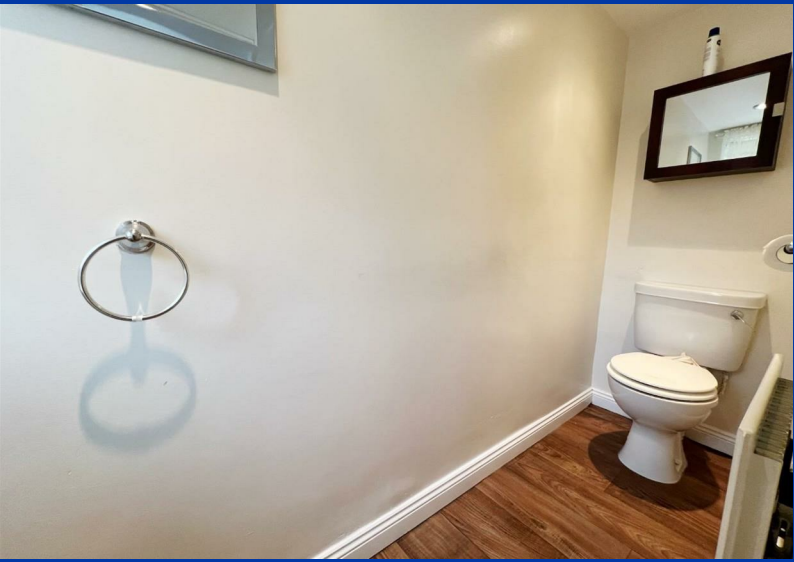
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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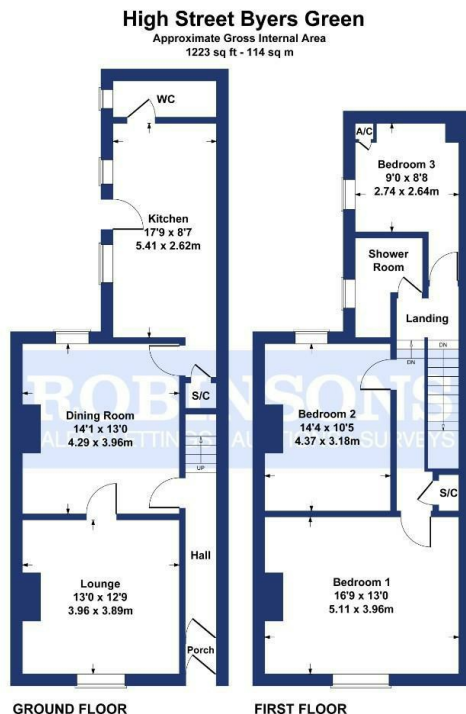
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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		
	64	76
England & Wales	EU Directive 2002/91/EC	

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

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk