**Temperance Terrace, Billy Row, DL15 9TD**
**3 Bed - House - Mid Terrace**
**£145,000**

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# Temperance Terrace
# Billy Row, DL15 9TD

* NO FORWARD CHAIN * RECENTLY REFUBISHED * DETACHED GARAGE * AMPLE OFF ROAD PARKING *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this recently refurbished three bedroom home. The property has the added advantage of enclosed garden, detached garage/workshop, and ample off road parking. The house has undergone a programme of refurbished and has been finished to an excellent standard with quality fixtures and fittings, modern kitchen and bathroom and contemporary decoration and flooring throughout.

Other features include a sun room extension, gas combination boiler and windows are UPVC double glazed.

The internal accommodation comprises; entrance porch, beautifully re-fitted kitchen with a range of modern wall, base and drawer units with integral appliances and matching central island/breakfast bar. Lounge with staircase to the first floor landing and doors leading to the sun room extension which enjoys views over the rear garden.

To the first floor there are three well-proportioned bedrooms and a re-fitted bathroom with three piece suite.

Outside there is a parking area to the front for approximately two vehicles. At the rear of the house there is a enclosed garden and detached garage/workshop and beyond this a driveway allowing further parking.

Temperance Terrace is surrounded by countryside and is within close proximity to Crook town centre which has a wide range of shopping amenities, schooling and bus links. Billy Row village is also a short distance away and has a primary school, village shop and restaurant/public house.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.

**Agents Notes**
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

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 – yes
Probate – NA
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 – any alterations or conversions etc.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

22

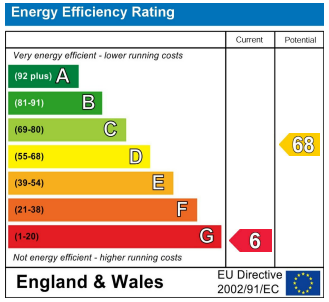
# Temperance Terrace Billy Row

Approximate Gross Internal Area
1282 sq ft - 119 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. 2026




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.

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