





Institute Terrace, Billy Row, DL15 9TB
2 Bed - House - Mid Terrace
Offers Over £150,000

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Robinsons are delighted to bring to the sales market this charming and beautifully presented two-bedroom home, pleasantly situated on the sought-after Institute Terrace in Billy Row. Enjoying far-reaching countryside views, generous gardens and a driveway providing off-road parking for multiple vehicles, this attractive property is sure to appeal to a wide range of buyers.

The home is immaculately presented throughout and benefits from gas central heating and double glazing.

The accommodation briefly comprises a welcoming lounge with French doors opening onto the front garden, allowing plenty of natural light and making the most of the stunning open views. A second reception room offers versatile living space and would make an ideal dining room, family room or additional lounge. The kitchen is well-appointed with a comprehensive range of wall, base and drawer units, along with space for a variety of appliances.

To the first floor are two well-proportioned double bedrooms and a family bathroom fitted with a modern three-piece suite.

Externally, the property boasts a generous front garden, mainly laid to lawn, with an elevated patio seating area perfectly positioned to enjoy the impressive countryside outlook. To the rear is an enclosed yard, while across the rear lane there is a hard-standing area providing off-road parking and space for a garden shed.

Billy Row is a popular village on the outskirts of Crook, offering a primary school, a well-regarded village pub and restaurant, and easy access to an abundance of scenic countryside walks and views.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

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.











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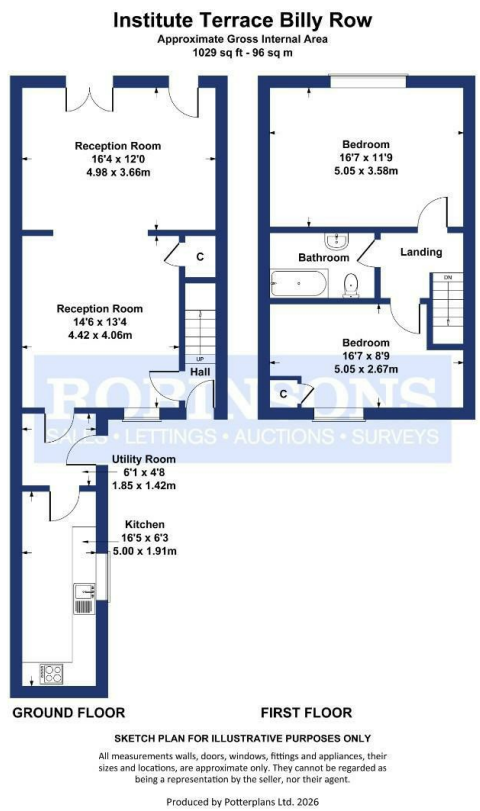

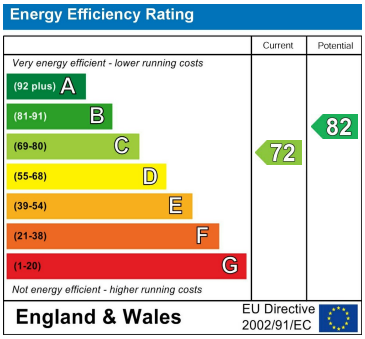

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.