



197 Byerley Road Sildon DL4 1HN

- Refurbished 3 Bed Mid Terrace
- Gas Central Heating
- Garden and Garage To Rear
- Close To Local Amenities
- Excellent Transport Links
- NO ONWARD CHAIN

Offers In The Region Of £87,450

197 Byerley Road

Rea Estates offer to the sales market this refurbished Three Bedroom Mid Terrace property, situated within a convenient area of Shildon, which is home to the National Railway Museum.

Timothy Hackworth Infant and Junior School is two minutes walk and the town itself offers a range of shopping and recreational facilities. An extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1(M) for travel both north and south.

The current vendor has recently overseen an extensive refurbishment to include, new kitchen, bathroom, redecoration and carpeting throughout.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hall, Lounge with walk in bay window to the front elevation, Dining Room and Fitted Kitchen.

To the first floor there are Three Double Bedrooms and a Family Bathroom.

Externally to the front of the property there is a small forecourt with walled boundary whilst to the rear, an enclosed courtyard.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is recommended.

Entrance Hall

Double glazed entrance door to hallway with corbelled arch, staircase rising to the first floor and central heating radiator. Door to:

Lounge:

13'07 x 11'01 (4.14m x 3.38m)

A well proportioned lounge with double glazed bay window to the front elevation, cornice to ceiling and central heating radiator. Square arch to dining room.



Dining Room:

13'08 x 12'01 (4.17m x 3.68m)

Providing ample space for a family size table and chairs. Cornice to ceiling, radiator, double glazed window to the rear elevation and door to kitchen.



Kitchen:**13'7 x 8'7 (4.14m x 2.61m)**

Refitted with a modern range of base, wall units (one of which houses gas central heating boiler) and complementary work surfaces. Integrated electric oven, gas hob and stainless steel extractor hood. Inset sink unit with central mixer tap. Under stair storage cupboard, radiator, double glazed window and external door opening to the rear yard.

**Bedroom Two:****12'04 x 11'11 (3.76m x 3.63m)**

Double glazed window to the rear elevation and central heating radiator.

**Bedroom Three:****11'03 x 6'05 (3.43m x 1.96m)**

Double glazed window to the front elevation and central heating radiator.

**First Floor Landing**

Built in storage cupboard and doors to:

Bedroom One: 11'03 x 10'11 (3.43m x 3.33m)

A well proportioned double bedroom, providing ample space for a free standing range of bedroom furniture. Double glazed window to the front elevation and radiator.



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Family Bathroom:

9'0 x 7'03 (2.74m x 2.21m)

Refitted with a white suite comprising, mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. Double storage cupboard, radiator and obscure double glazed window.



Externally

To the rear there is an enclosed courtyard with gated access to the rear lane. Across the lane there is a garden and garage.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.