



Billy Row Green | Billy Row, Crook
Chain Free £210,000



CHAIN FREE! Nestled opposite the charming village green in the delightful community of Billy Row, this immaculate three-bedroom end terraced house offers a blend of classic country character and modern convenience. Set in a picturesque location, the property benefits from a peaceful village atmosphere, with open green spaces just a stone's throw from the front door, ideal for leisurely walks and a true sense of rural tranquility.

Inside, the inviting entrance hallway leads to a spacious lounge and an open plan dining room, perfect for both family gatherings and entertaining guests. An additional family room offers flexibility for a playroom, study, or cosy retreat, while the well-equipped kitchen and adjacent utility room provide practicality and plenty of storage. The ground floor further boasts a generous bathroom, thoughtfully designed for comfort and convenience.

Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom complete with an en suite shower room for a touch of luxury. The large attic space presents further potential, whether as extra storage or the possibility to create a hobby room. Outside, a beautiful and lengthy private rear garden serves as a tranquil haven for relaxation or summer entertaining, complemented by a useful garage/workshop—ideal for car enthusiasts or those seeking extra workspace.

Billy Row offers an enviable village lifestyle yet remains within easy reach of local amenities and popular countryside walks. With reputable schools, welcoming pubs, and essential shops close by, this is a fantastic opportunity to enjoy all the benefits of village living while maintaining excellent connections to surrounding areas.

This stunning property is not to be missed. Arrange a viewing today to truly appreciate all this exceptional home has to offer.

GROUND FLOOR

Entrance Porch

Via upvc door

Entrance Hallway

Having solid oak flooring, central heating and storage cupboard

Dining Room 4.207 x 4.087 (13'9" x 13'4")

With a feature inglenook fireplace housing multi burning stove and upvc double glazed window to rear.

Lounge 4.193 x 4.125 (13'9" x 13'6")

With central heating radiator and uPVC double glazed window to front.

Third Reception Room 3.439 x 4.335 (11'3" x 14'2")

Having central heating radiator, solid oak flooring and french patio to rear.

Kitchen 3.514 x 1.935 (11'6" x 6'4")

Fitted with wall and base units with contrasting work surfaces, ceramic sink unit and mixer tap, integrated electric oven and gas hob and extractor hood over, tiled splash backs tiled flooring, upvc double glazed window and door to rear.

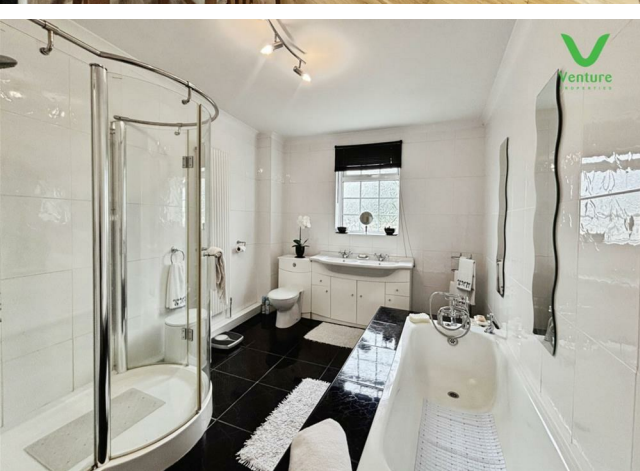
Utility Room

Fitted with a wall and base units having contrasting work surfaces over, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, tiled flooring and upvc double glazed door to rear.

Ground Floor Bathroom/WC

Having a sunken bath with hand held mixer over, jack and Jill wash hand basins set to vanity unit, wc, walk in shower unit with mains shower over, tiled flooring and vertical radiator.





FIRST FLOOR

Landing

Having window to side.

Bedroom One 4.286 x 3.533 (14'0" x 11'7")

Having laminate flooring, central heating radiator, storage cupboard and uPVC double glazed window to rear.





En Suite Shower Room/WC

Fitted with a wash hand basin, wc, shower unit with mains shower over, chrome heated towel rail.

Bedroom Two 3.208 x 2.753 (10'6" x 9'0")

Laminate flooring, central heating radiator, storage and uPVC double glazed window to front. There are stairs to the attic space from this room.

Bedroom Three 3.329 x 2.048 (10'11" x 6'8")

Central heating radiator, laminate flooring and uPVC double glazed window to side.

Attic Space 5.001 x 4.292 (16'4" x 14'0")

Accessed via a staircase from bedroom two, this area has two velux windows and central heating radiator.



Externally

Externally to the rear is an lengthy enclosed garden with a decked/seating area to the top, a lawned area , planted borders and shrubs with a pathway and patio area. There is also a large garage/workshop with double gates leading from the side lane open out to access the garage.

Agents Note

The property has had solar panels to the roof fitted in 2015 by WeRSolar .
We understand the solar panels are owned.

Energy Performance Certificate

To view the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1016-5085-2102-0596-1002>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good outdoor coverage with O2, Vodaphone, EE and 3. We recommend you contact your service provider to confirm indoor coverage.

Council Tax: Durham County Council, Band: C Annual price: £2222.19 (Maximum 2026)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from the rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.

Agents Note

right of way on the lane to the rear yard since the property was built 1868





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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