



Institute Terrace, Billy Row, DL15 9TB
3 Bed - House - Mid Terrace
£160,000

ROBINSONS
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Institute Terrace

Billy Row, DL15 9TB

* NO FORWARD CHAIN * COUNTRYSIDE VIEWS * DOUBLE GARAGE AND DRIVEWAY *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this well-presented three-bedroom mid-terrace home, situated on the ever-popular Institute Terrace in Billy Row. The property enjoys far-reaching countryside views and benefits from a well-maintained garden, double garage and double-width driveway.

The home has been well cared for over the years and should make an excellent family home, offering spacious and versatile accommodation including three well-proportioned bedrooms, two reception rooms and a useful utility room. The property is warmed by a gas combination boiler and benefits from UPVC double glazing.

The internal accommodation comprises an entrance hall leading to a comfortable lounge, featuring a window overlooking the front garden and enjoying the impressive countryside views. The dining room provides ample space for a dining table and chairs, with a staircase leading to the first-floor landing. The kitchen is fitted with a range of wall, base and drawer units, together with space for appliances. A useful utility room provides additional storage, along with a WC and wash hand basin.

To the first floor, there are three bedrooms and a family bathroom, fitted with a three-piece suite comprising a corner bath with electric shower over, wash hand basin and WC, together with a useful storage cupboard.

Externally, the property benefits from a well-maintained front garden, laid mainly to lawn with flower beds and a paved patio area. To the rear is an enclosed yard, while across the back lane there is a double-width driveway, double garage and further garden area, providing excellent additional outdoor space and ample off-road parking.













Location

Institute Terrace is well positioned within Billy Row, being within walking distance of the village pub/restaurant, village shop and primary school. Billy Row is also conveniently located within a short distance of Crook, which offers a wide range of shopping amenities, healthcare facilities and excellent bus links.

Viewings

This is a fantastic opportunity for a range of buyers, particularly families looking for a spacious home with countryside views, generous outside space and excellent parking and garaging.

Contact Robinsons today for further information and to arrange an internal viewing.

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 – granted

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.



Institute Terrace Billy Row

Approximate Gross Internal Area
1140 sq ft - 106 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

