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SALES & LETTINGS

Byrkley Street, DE14 2EG

Asking Price £112,500



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This two bedroom terraced home offers more than its frontage first suggests. The ground floor has a separate living room and a kitchen with space for dining, while upstairs are two double bedrooms and a particularly generous bathroom. To the rear, an enclosed courtyard has room for entertaining family and friends, with a separate utility room providing useful additional space.

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Accommodation

Ground floor

The front door opens into the living room. Its street-facing window brings light into a room with space for substantial seating, centred around a fireplace recess. An arched opening leads towards the kitchen, with the staircase positioned between the two rooms.

The kitchen has fitted cupboards, open shelving and work surfaces arranged around an oven and hob. The cooking area sits within a brick chimney breast, giving the room a distinctive feature. There is enough space for a dining table without crowding the kitchen, and the window above the sink looks out to the rear. A door opens directly onto the courtyard, making the outside space easy to use day to day.

First floor

The two bedrooms sit on opposite sides of the landing and both have space for a double bed and additional furniture. The front bedroom looks onto Byrkley Street. The larger rear bedroom offers a flexible arrangement for storage or a dressing area and leads through to the bathroom.

The bathroom is an unusually spacious room for a home of this style. It has a bath with an overhead shower and screen, a washbasin, WC and a window. **Access to the bathroom is through the rear bedroom**, so buyers can understand the layout before viewing.



Outside

The rear space begins with a gravelled area beside the house and continues to a paved courtyard with room for outdoor seating. Raised beds offer space for planting, while fencing encloses the garden. A separate utility room and a garden shed provide practical space for household and garden items.



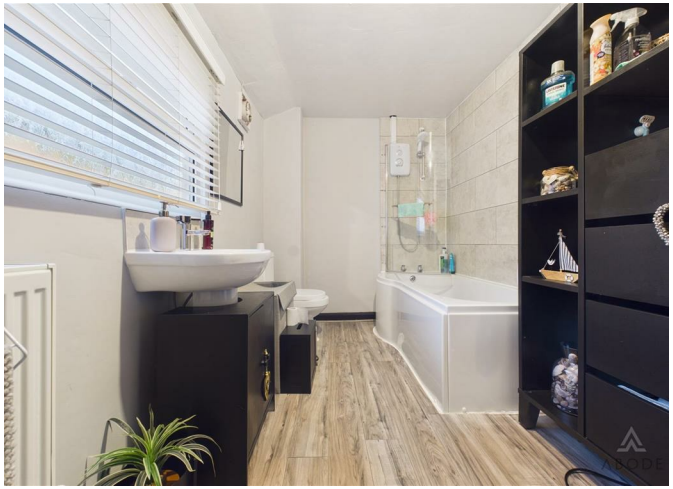












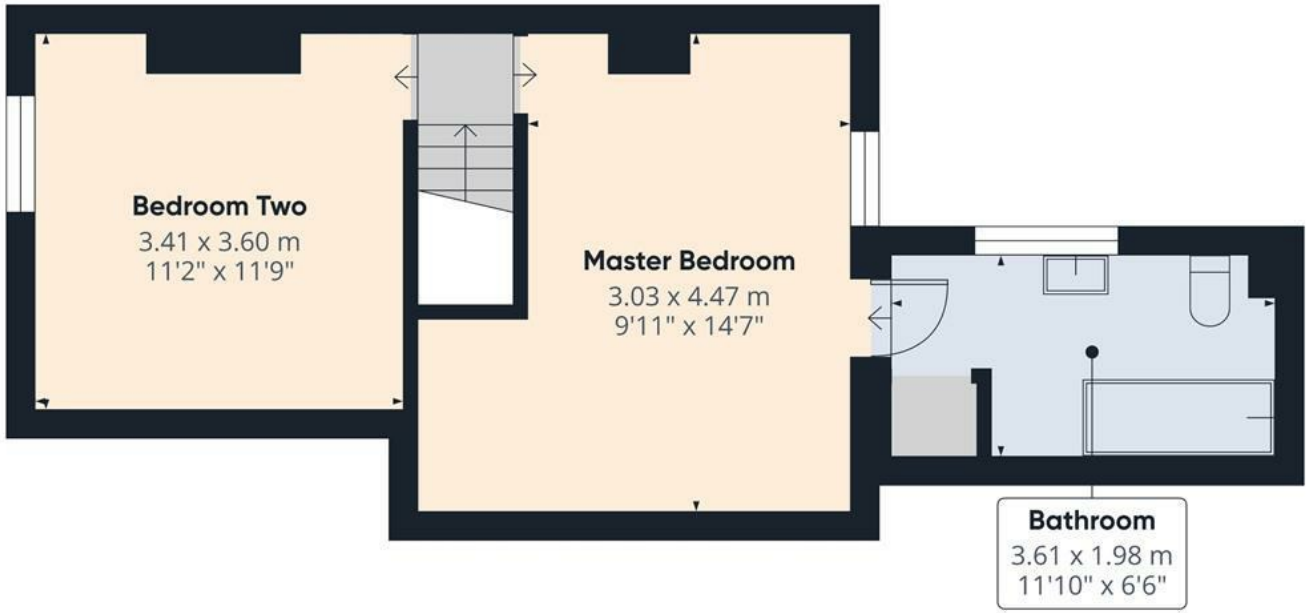








Floor 0



Floor 1

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Approximate total area(1)

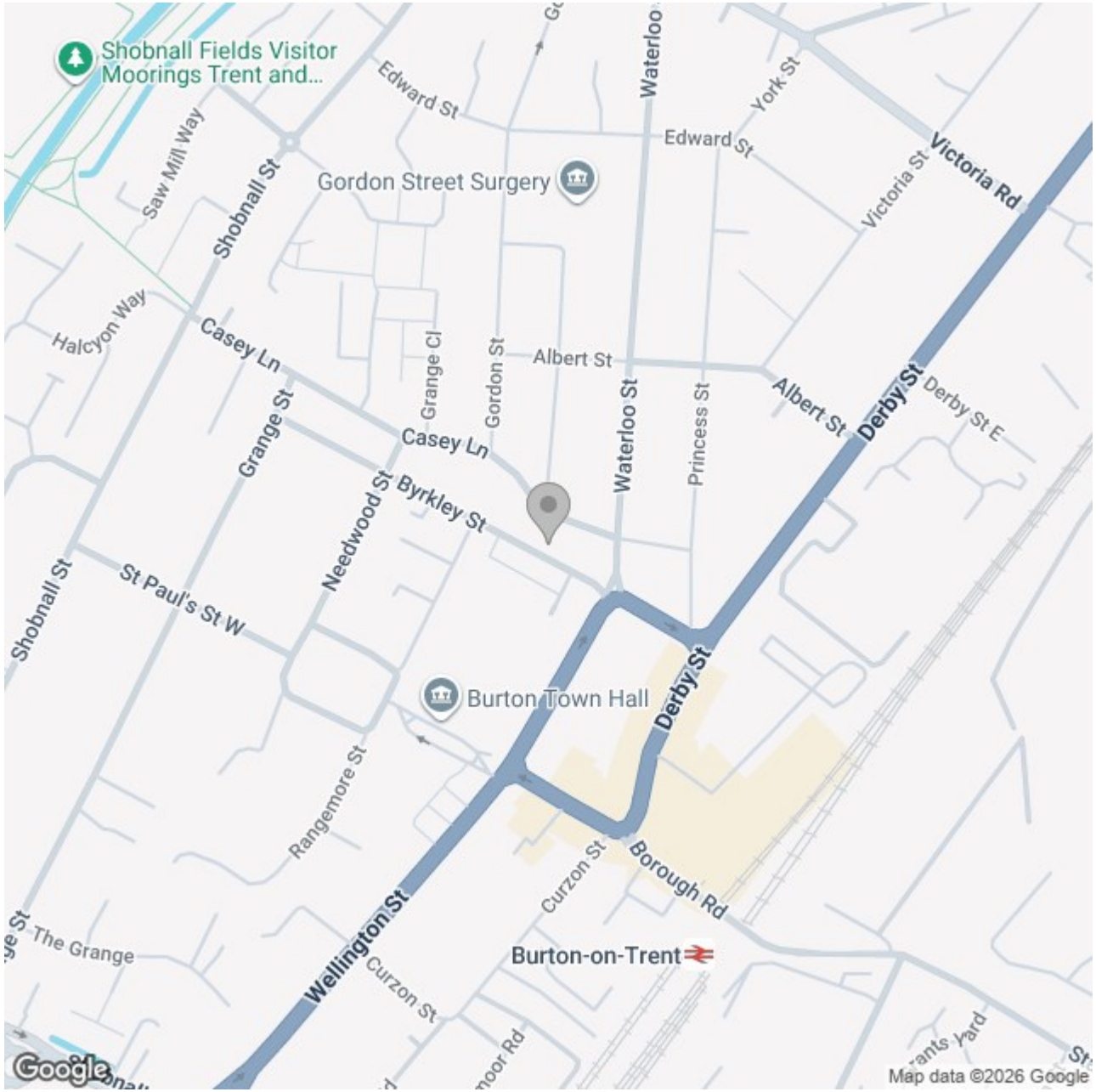
64.8 m²

699 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

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