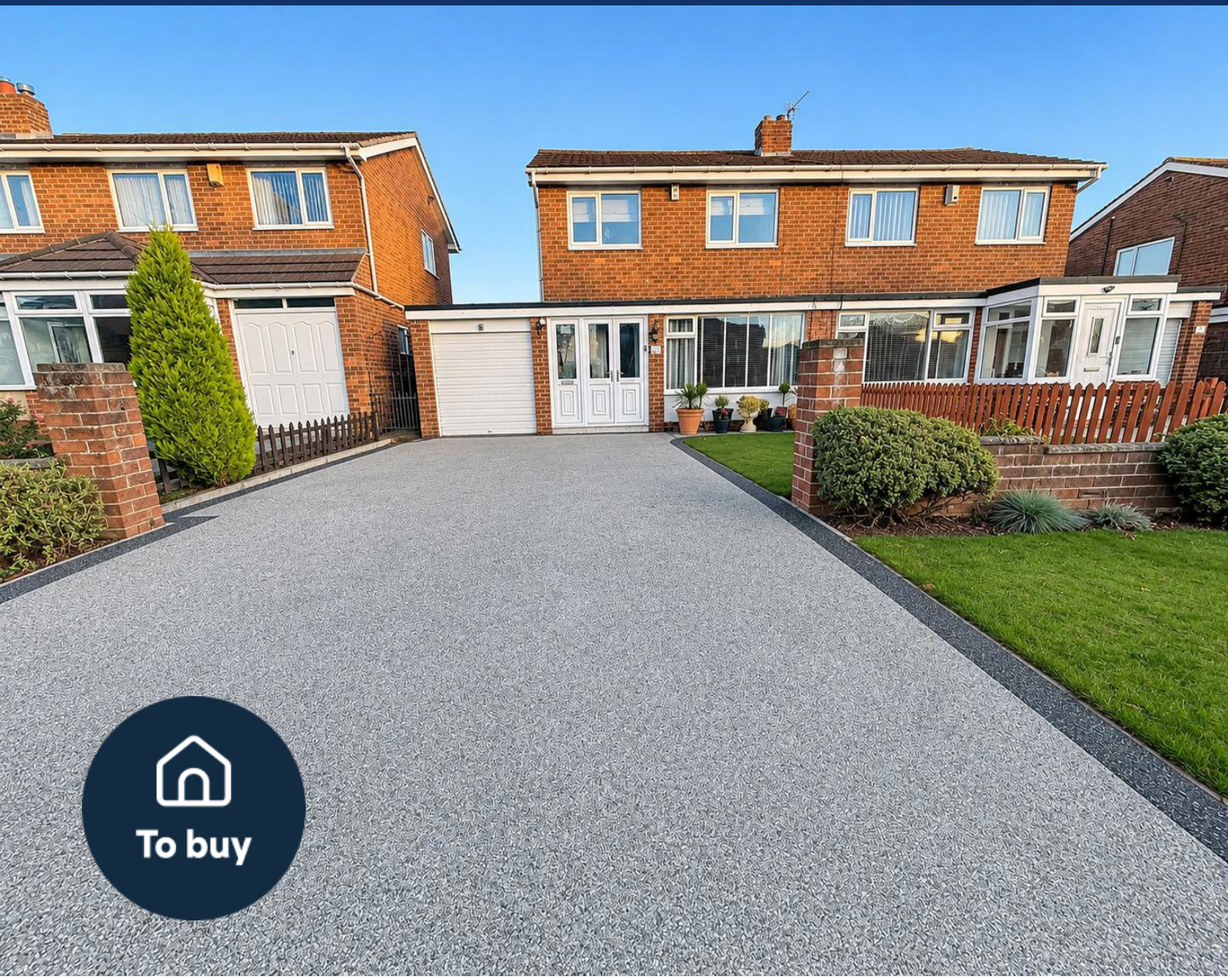


3 bed semi-detached house to buy in DH3

Garsdale, Birtley, Chester Le Street, Tyne and Wear, DH3 2EY

£230,000

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN LOUNGE / DINING
- MODERN FITTED KITCHEN
- SEPARATE UTILITY
- CONTEMPORARY FAMILY

Key Information

- Council Tax: Band C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents warmly welcome to the market this Three Bedroom Semi-Detached Family Home located on Garsdale, Birtley.

Situated on the much sought Vigo Estate on the outskirts of Birtley, this property is tailor made for first time buyers and growing families alike!

A wonderfully light and airy property, with incredible kerb appeal, benefiting from large picture windows and double French doors to the rear, making this lovely property pop with natural light. Tastefully decorated with neutral colour schemes, the ground floor offers a modern and versatile living area, which provides space for families to gather and live harmoniously, yet still providing quiet corners when you need time to relax and reflect. The welcoming hallway beckons you forward into the ground floor reception rooms and staircase to the upper floor.

The comfortable lounge boasts a feature fire surround with an electric stove, which will cast a warming ambience during the wintery evenings to come and flows into the dining area, providing space for the family to gather and enjoy family meals together. To the rear, lies a modern fitted kitchen and separate utility area with an abundance of cabinets and work spaces to delight the more enthusiastic cooks amongst us. The versatile living space continues with a bright and sunny conservatory, offering a quiet corner to relax and look out on the rear garden. The property also comprises three generously sized bedrooms, complemented by a modern three piece bathroom.

This lovely family home, also delivers much sought after outdoor space, the delightful rear garden, boasts an Indian Sandstone patio with bespoke covered seating, lush lawned area and summerhouse to enjoy. To the front, lies a private garden, with resin driveway leading to the front entrance and garage.

Ideally positioned for excellent road links and convenient public transport connections and with Birtley town centre, hosting a great range of amenities

An opportunity not to be missed! This bright and spacious three-bedroom semi-detached house in Birtley promises a unique lifestyle change for those looking for a peaceful, yet well-connected place to live. The property is a credit to the current owners and bound to be popular!

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private walled garden set to lawn complemented by mature borders, double resin driveway leading to entrance and garage, gated access to rear aspect;



Porch

0.89m x 2.06m (2'11" x 6'9")

Upvc french doors leading to entrance, composite vinyl tiles;



Hallway

1.86m x 3.54m (6'1" x 11'7")

Upvc glazed door leading to hallway, stairs to first floor. gas central heating radiator, built in storage;



Lounge / Dining Room

7.63m x 3.51m (25'0" x 11'6")

Double glazed window to front aspect, electric stove fire with feature surround, gas central heating radiator, laminate flooring, french doors leading to conservatory;



Lounge / Dining Room.



Lounge / Dining Room..



Conservatory

2.85m x 2.83m (9'4" x 9'3")

Triple aspect double glazed windows, laminate flooring, gas central heating radiator, french doors leading to garden;



Kitchen

3.21m x 2.71m (10'6" x 8'10")

A range of wall & base units with contrasting oak work surfaces, 1.5 ceramic sink with mixer tap over, tiled splashbacks, built in electric oven, electric hob with extractor over, space for American fridge freezer, gas central heating radiator, double glazed window to rear aspect, Upvc glazed door leading to;



Kitchen.



Utility

2.54m x 2.46m (8'4" x 8'0")

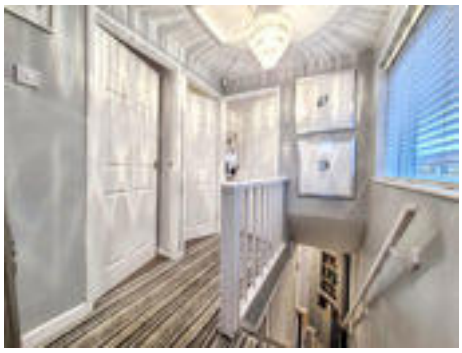
A range of base units with contrasting work surfaces, space for tumble dryer, plumbing for washing machine, gas central heating radiator, vinyl flooring, double glazed window to rear aspect, Upvc part glazed door leading to rear garden;



First Floor Landing

2.36m x 1.81m (7'8" x 5'11")

Double glazed window side aspect, loft access;



Bedroom One

3.47m x 3.57m (11'4" x 11'8")

Double glazed window to front aspect, gas central heating, built in sliding wardrobes;



Bedroom One.



Bedroom Two

3.22m x 3.57m (10'6" x 11'8")

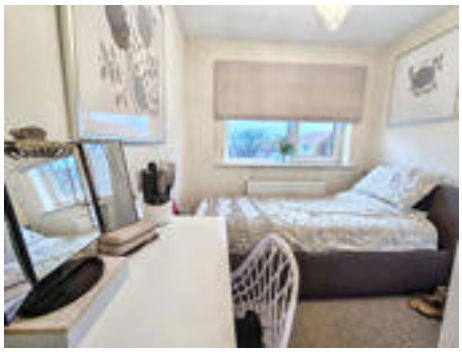
Double glazed window to rear aspect, gas central heating radiator, built in storage (combi boiler);



Bedroom Three

2.56m x 2.34m (8'4" x 7'8")

Double glazed window to front aspect, gas central heating radiator, built in storage;



Family Bathroom

1.67m x 2.65m (5'5" x 8'8")

A suite comprising, Bath with electric shower over, pedestal hand wash basin, w.c, part tiled walls, tiled flooring, gas central heating chrome towel radiator, double glazed windows to rear aspect;



External Rear

Private enclosed lawned garden set to large Indian sandstone patio leading to bespoke seating area, external water & lighting source, summer house, gated access to front aspect;



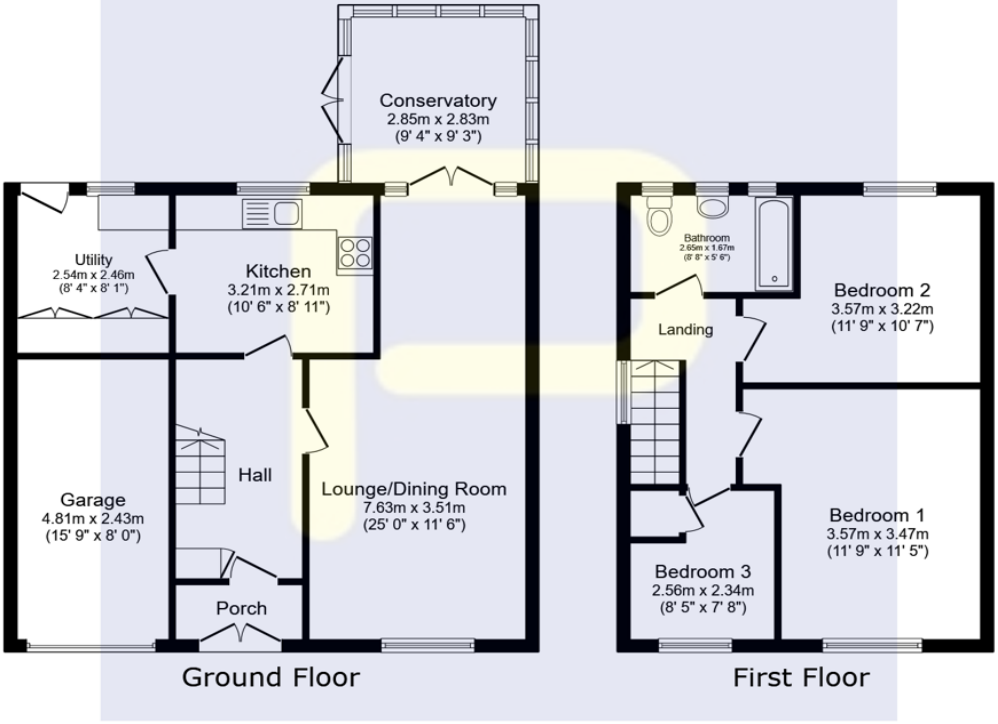
External Rear.



Garage

4.81m x 2.43m (15'9" x 7'11")

Remote control roller garage door, lighting & power source;



Total floor area: 114.6 sq.m. (1,233 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Garsdale, Birtley, Chester Le Street, Tyne and Wear, DH3 2EY

Contact your local branch today for more information on this property:

55 The Galleries, Washington, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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