



## 3 bed semi-detached house to buy in DH3

Renfrew Place, Birtley, Chester Le Street,  
Tyne and Wear, DH3 2DP

# £174,950

 x3  x2  x2

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Two Modern Bathrooms
- ✓ Sun Room
- ✓ Driveway

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

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Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*UPGRADED THROUGHOUT\*\*DRIVEWAY\*\*POPULAR CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to present to the market this exceptional semi-detached, three bed family home, ideally situated on the quiet cul-se-sac of Renfrew Place, Birtley, Chester Le Street. Perfectly positioned for convenient access to a range of local shops and other amenities, excellent public transport and major road networks via the A1(M), the property also benefits from being walking distance to Barley Mow Primary School. Additionally, Bowes Valley Nature Reserve, Lambton Castle, Sunderland and Durham City Centre are all just a short drive away.

This beautifully presented family residence offers generous and spacious living throughout, briefly comprising: Property entrance/hallway, spacious lounge with a multi fuel burner, a stylish kitchen/dining room, sun room, utility and a stunning four piece bathroom. To the first floor lies three well proportioned bedrooms and a modern three piece family bathroom.

Externally, to the front there is a driveway providing off road parking. To the rear there is a private, low maintenance garden.

Early viewing is highly recommended to fully appreciate the size, condition and desirable location this outstanding home has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £174,950

Property Type: Semi-detached house

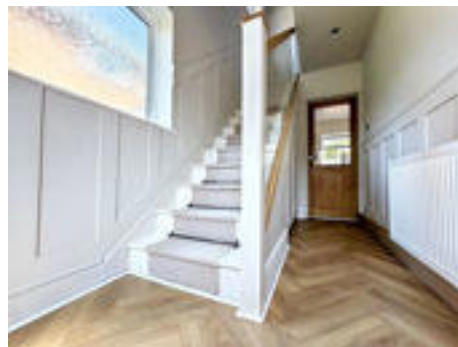
USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has luxury vinyl tiled flooring, a radiator and a glazed balustrade to the staircase.



## Lounge

4.03m x 4.14m (13'2" x 13'6")

Spacious lounge with luxury vinyl tiled flooring, a radiator, paneled wall and a double glazed front aspect window. In addition there is the bonus of a multi fuel burner with a feature wooden beam and bare brick surround.



## Kitchen/Dining Room

2.76m x 6.11m (9'0" x 20'0")

Stylish kitchen/diner area benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a composite sink unit, integrated fridge/freezer and oven with an induction hob. Luxury vinyl tiled flooring, two radiators, one of which is vertical, a double glazed rear aspect window and open flow access to the sun room.



## Sun Room

3.89m x 2.55m (12'9" x 8'4")

The sun room has luxury vinyl tiled flooring, a radiator, double glazed windows and an external door leading to the rear garden. It also benefits from a lightweight insulated roof.



## Utility

4.19m x 2.16m (13'8" x 7'1")

The utility area is currently under slight renovations and will consists of:- base units, worktops, plumbing for a washing machine, a sink unit, double glazed window, external doors leading to the front and rear of the property.

## Ground Floor Bathroom

2.57m x 1.97m (8'5" x 6'5")

Stunning four piece bathroom, located on the ground floor, which consists of:- a walk-in shower, free standing a bath tub, WC and hand wash basin with vanity draws. Luxury vinyl tiled flooring, UPVC cladded walls, a heated towel rail and a double glazed window.



## Bedroom One

3.66m x 3.77m (12'0" x 12'4")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bedroom Two

3.12m x 3.53m (10'2" x 11'6")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed rear aspect window.



## Bedroom Three

2.71m x 2.65m (8'10" x 8'8")

Third bedroom with carpet flooring, a fitted single bed base, radiator and a double glazed front aspect window.



## Bathroom

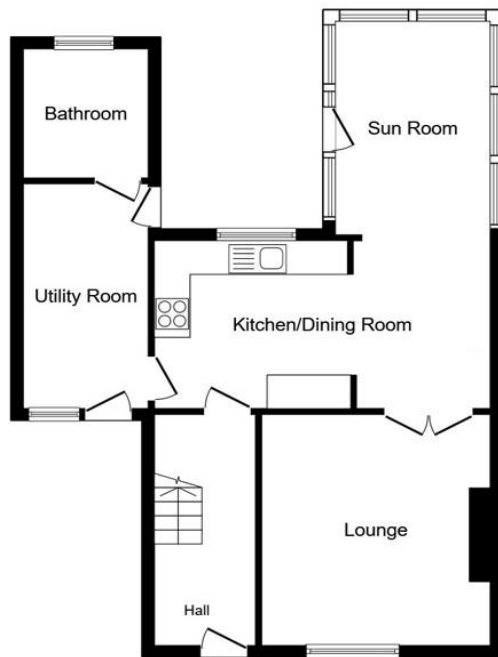
1.37m x 2.55m (4'5" x 8'4")

Modern three piece bathroom benefiting from a 'P' shaped bath with an overhead waterfall shower, hand wash basin and WC. Tiled flooring, tiled walls, vanity draws, a heated towel rail and a double glazed window.

## External

Externally, to the front there is a driveway providing off road parking. To the rear there is a private, low maintenance garden.





Ground Floor



First Floor

Total floor area: 108.0 sq.m. (1,163 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](http://www.Propertybox.io)

Renfrew Place, Birtley, Chester Le Street, Tyne and Wear, DH3 2DP

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

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