

**Gilliland Crescent, Birtley, DH3 1NH**  
**3 Bed - House - Semi-Detached**  
**£139,950**

**ROBINSONS**  
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\* NO CHAIN \* RECENTLY REFURBISHED \* CORNER PLOT WITH DRIVEWAY \* STUNNING NEW BATHROOM \* ATTRACTIVE MODERN KITCHEN \* NEW FLOORING AND DECORATION \* DOWNSTAIRS WC \* EARLY VIEWING ADVISED \*

Offered for sale with the benefit of no onward chain is this well presented and recently refurbished home. Situated on a generous corner plot with garden space to the front, side and rear, the property also boasts a driveway for convenient off-street parking. Ideal for a range of buyers, the home has been upgraded to a high standard throughout and is ready to move straight into.

The internal layout comprises a porch leading into a welcoming hallway, a useful downstairs WC, a stylish modern kitchen, a spacious lounge, and a separate dining area with French doors opening out to the rear garden – perfect for entertaining or relaxing.

Upstairs are three well proportioned bedrooms and a beautifully re-fitted bathroom with contemporary fixtures and fittings. The home also benefits from new flooring and tasteful redecoration throughout.

Located on Gilliland Crescent in Birtley, this home is ideally positioned for those needing excellent transport links, with the A1(M) just a short drive away, making commuting to Newcastle, Durham and beyond easily accessible. Local amenities, schools, and shops are all within easy reach, adding to the appeal of this excellent property.

## GROUND FLOOR

**Porch**

**Hallway**

**Downstairs WC**

**Lounge**

18'4" x 12'1" (5.6 x 3.7)

**Dining Room**

12'1" x 10'5" (3.7 x 3.2)

**Kitchen**

14'1" x 5'10" (4.3 x 1.8)

## FIRST FLOOR

**Landing**

**Bedroom**

15'5" x 9'10" (4.7 x 3)

**Bedroom**

12'1" x 9'10" (3.7 x 3)

**Bedroom**

8'10" x 8'6" (2.7 x 2.6)

**Bathroom**

6'6" x 5'10" (2 x 1.8)

**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 72 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,719 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

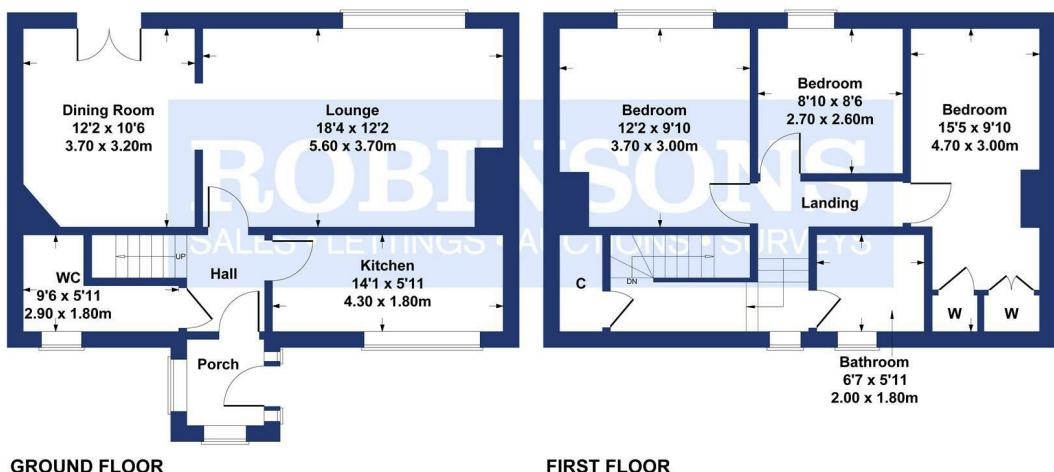


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## Gilliland Crescent

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



GROUND FLOOR

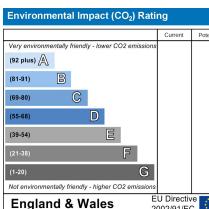
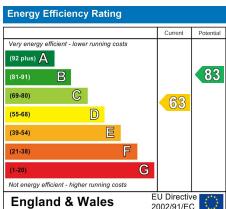
FIRST FLOOR

### 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. 2025

Energy Efficiency Rating



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