



**Daisy Cottages, Birtley, DH3 1AN**  
**3 Bed - House - Mid Terrace**  
**Starting Bid £77,500**

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# Daisy Cottages

## Birtley, DH3 1AN

\* FOR SALE VIA MODERN METHOD OF AUCTION \* GUIDE PRICE £77,500 PLUS RESERVATION FEE \*

\* NO CHAIN \* EXTENDED \* NICE OUTLOOK \* DECEPTIVELY SPACIOUS \* SEPARATE DINING AREA \* LARGE REAR YARD \* ACCESS TO OPEN GREENERY \*

Offered to the market with the benefit of no onward chain and immediate vacant possession, this extended and deceptively spacious three-bedroom mid-terrace home is located in Daisy Cottages, Birtley, Gateshead, enjoying a pleasant position with access to open greenery.

The internal layout comprises an entrance hallway, a generous lounge leading through to a separate dining area, an extended kitchen, and a family bathroom.

To the first floor, there are three well-proportioned bedrooms, with the two front-facing rooms benefitting from a lovely outlook across open greenery. All bedrooms include built-in storage.

Externally, the property boasts a large rear yard, which may offer the potential for off-street parking, subject to the necessary permissions.

Daisy Cottages is ideally positioned in the heart of Birtley, a well-connected and popular area within Gateshead. The property benefits from excellent transport links, with the A1(M) just a short drive away, providing quick and easy access to Newcastle, Durham, and beyond.

Birtley itself offers a range of local amenities, including supermarkets, independent shops, cafes, and restaurants. Nearby, the Washington Retail Park and The Galleries Shopping Centre offer a wider choice of retail options.

For those who enjoy the outdoors, Ravensworth Park and Birtley Golf Club are within easy reach, while James Steel Park and the scenic areas along the River Wear provide great walking and cycling routes. The property also benefits from access to open greenery directly in front, making it an appealing choice for families, dog walkers, or anyone who enjoys a more natural outlook.

This is an ideal opportunity for first-time buyers, families, or investors looking for a well-located property with plenty of potential.



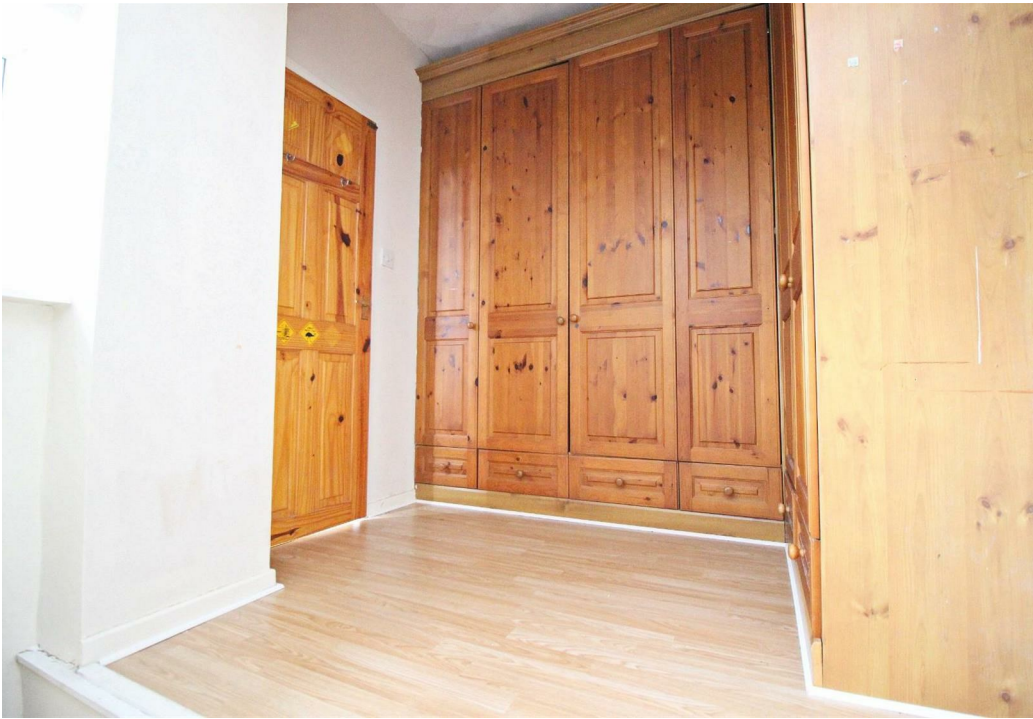
















## GROUND FLOOR

### Entrance Lobby

### Lounge

15'1" x 15'1" (4.6 x 4.6)

### Dining Area

9'2" x 7'10" (2.8 x 2.4)

### Kitchen

15'5" x 6'6" (4.7 x 2)

### Bathroom

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

## FIRST FLOOR

### Landing

### Bedroom

10'9" x 9'2" (3.3 x 2.8)

### Bedroom

15'5" x 6'10" (4.7 x 2.1)

### Bedroom

12'5" x 6'10" (3.8 x 2.1)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 67 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band B - Approx. £1,906 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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

## AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

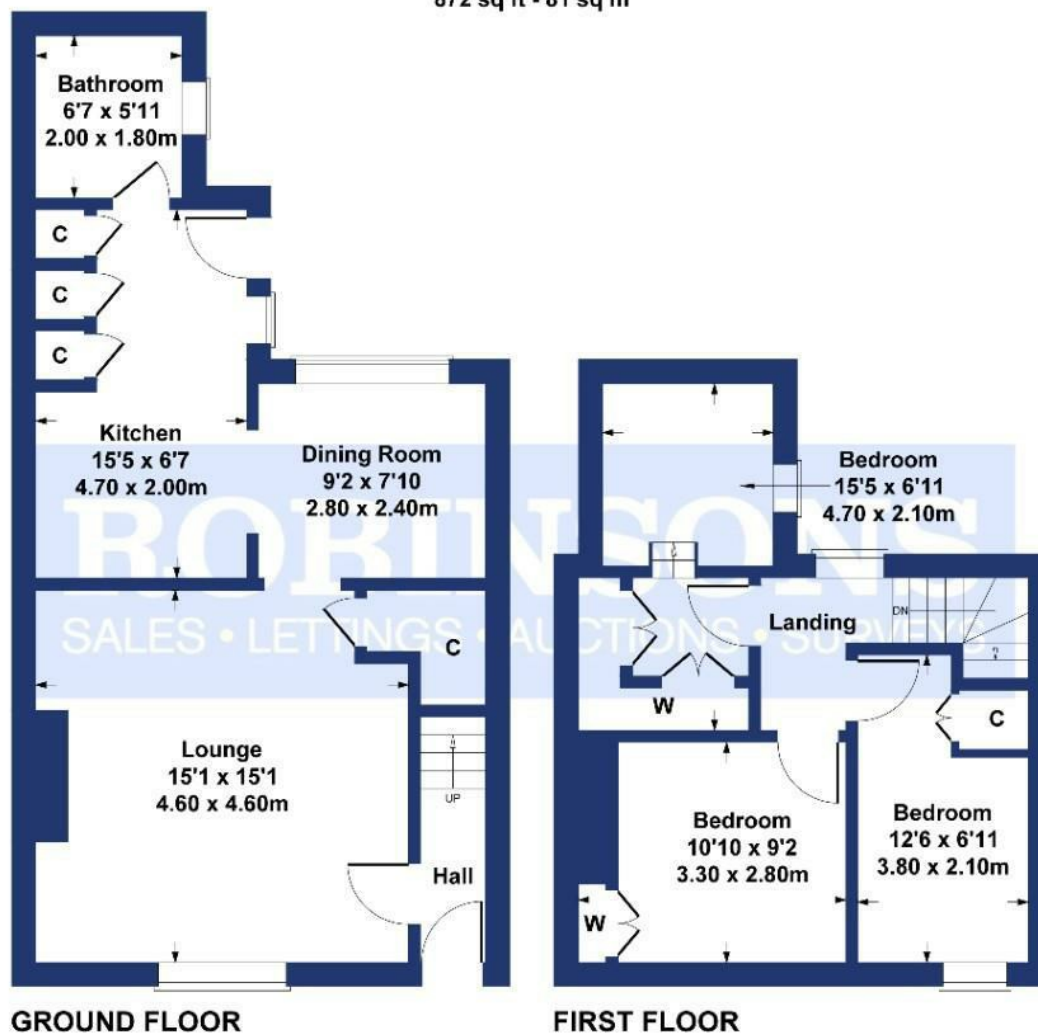
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

[https://www.rightmove.co.uk/properties/157954460#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/157954460#/?channel=RES_BUY)

# Daisy Cottages

Approximate Gross Internal Area  
872 sq ft - 81 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. 2025

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

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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.

