



Station Lane, Birtley, DH3 1DE
3 Bed - House - End Terrace
£125,000

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Station Lane Birtley, DH3 1DE

* NO CHAIN * FANTASTIC TRADITIONAL END OF TERRACE * LARGE ROOMS AND HIGH CEILINGS * EXTENDED * LARGE GARAGE / WORKSHOP * FLOORED LOFT SPACE WITH VELUX WINDOW * BRAND NEW BOILER INSTALLED APPROX. 1 YEAR AGO *

Offered for sale with no onward chain, this fantastic traditional end-of-terrace home offers spacious accommodation full of character and charm.

The property features generous room sizes, high ceilings and an extended layout, providing plenty of flexibility for a range of buyers.

While some updating would enhance it further, the home retains much of its original appeal and warmth.

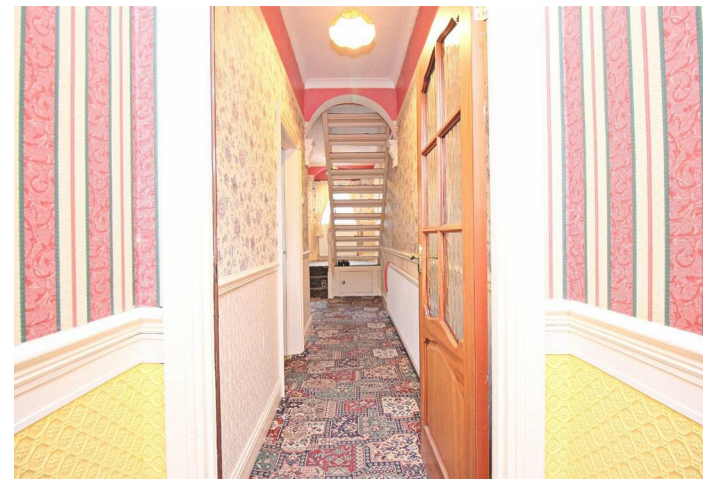
The floor plan comprises an entrance lobby, hallway, large and inviting living room leading through to a dining area, inner lobby and a kitchen fitted with a Rangemaster cooker.

To the first floor there is a landing with access via a drop-down ladder to a floored loft space with Velux window, three well-proportioned bedrooms and a bathroom.

Externally there is a front courtyard and a private rear yard with access to a large workshop/garage providing excellent storage or workspace potential.

Station Lane is conveniently positioned in the heart of Birtley, a well-established town with a good mix of amenities. The property is within easy reach of everyday facilities including supermarkets, shops, cafés, pubs and takeaways, as well as a leisure centre and library. Families benefit from several well-regarded schools nearby, and the area offers excellent commuter links via the A1(M) to Chester le Street, Durham, Gateshead and Newcastle. Regular bus services run through the town, connecting to nearby villages and major centres.

For those who enjoy the outdoors, the nearby surrounding countryside offer pleasant walking routes, with the Angel of the North and Lamesley Valley also just a short distance away. The combination of convenience, space and character makes this a superb opportunity for a range of buyers seeking a well-located and versatile home.













GROUND FLOOR

Entrance Lobby

Hallway

Lounge

16'0" x 14'1" (4.9 x 4.3)

Dining Area

14'1" x 13'5" (4.3 x 4.1)

Inner Lobby

Kitchen

17'0" x 9'2" (5.2 x 2.8)

FIRST FLOOR

Landing

With drop down ladder to floored loft space.

Bedroom

14'1" x 12'1" (4.3 x 3.7)

Bedroom

13'1" x 11'1" (4 x 3.4)

Bedroom

10'2" x 6'10" (3.1 x 2.1)

Bathroom

8'10" x 5'10" (2.7 x 1.8)

EXTERNALLY

Garage / Workshop

17'0" x 13'9" x 9'10" x 7'10" (5.2 x 4.2 x 3 x 2.4)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 72 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band B - Approx. £2,005 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.

Marketing Materials

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

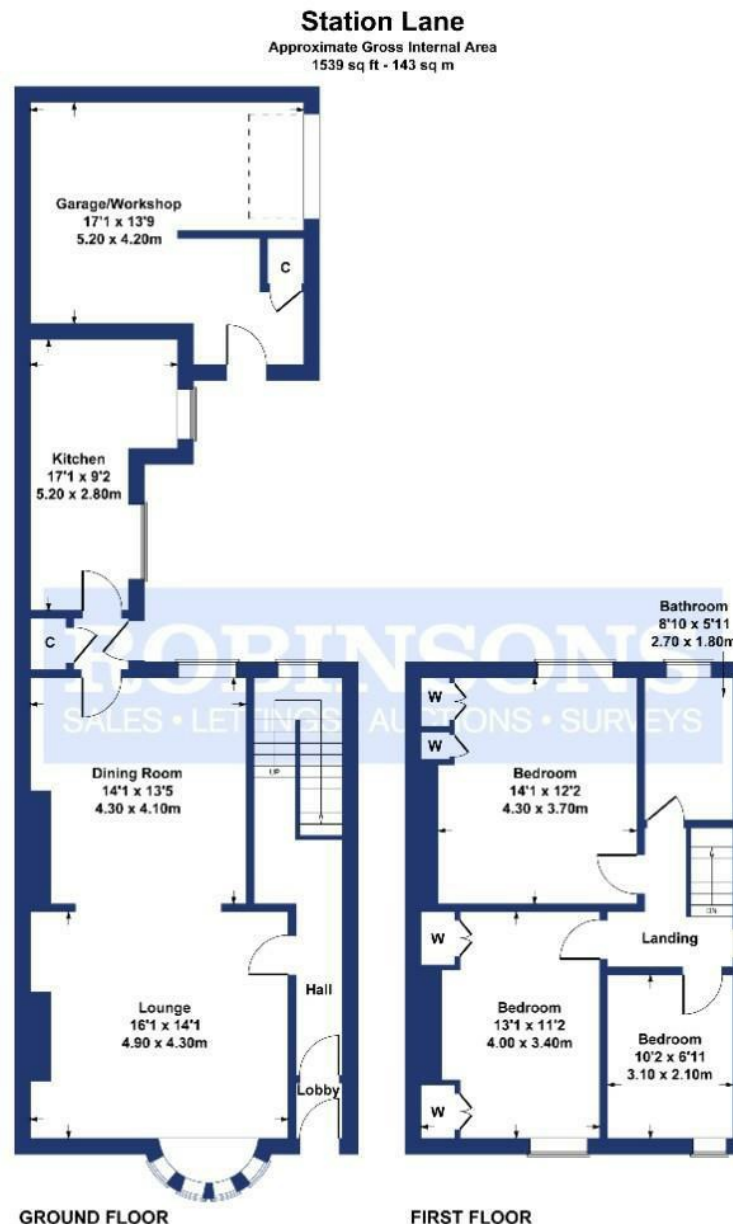
Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.







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) 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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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.



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