



Malone Gardens, Birtley, DH3 1QL
2 Bed - House - Mid Terrace
£79,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Presented for sale with the advantage of immediate vacant possession is this deceptively spacious two-bedroom mid-terrace property located on Malone Gardens, Birtley. Boasting two double bedrooms, off-street parking, and a generous front garden, this residence holds significant appeal for a wide range of potential buyers.

The property briefly comprises an entrance lobby, inviting lounge, well-proportioned dining kitchen, two double bedrooms, and a shower room. Externally, there is a substantial garden to the front and off-street parking with gated access to the rear. Early viewing is highly recommended to fully appreciate the potential of this property.

Situated in the desirable town of Birtley, Malone Gardens offers convenient access to various amenities. Located approximately 6 miles from Newcastle City Centre, 4 miles from Chester le Street, and 5 miles from the Metrocentre, the property benefits from proximity to schools, recreational facilities, and major transport links, notably the A1(M) motorway, enhancing its appeal as an excellent investment opportunity.



GROUND FLOOR

Entrance Lobby

Lounge

15'1" x 11'5" (4.6 x 3.5)

Dining Kitchen

15'1" x 12'1" max (4.6 x 3.7 max)

FIRST FLOOR

Landing

Bedroom

15'1" x 9'2" max (4.6 x 2.8 max)

Bedroom

11'5" x 10'2" max (3.5 x 3.1 max)

Shower Room

8'2" x 4'7" (2.5 x 1.4)

Agent's Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 15 Mbps, Superfast 45 Mbps, Ultrafast 1,000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Gateshead, Band A Approx. £1,469 p.a
Energy Rating: C

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.





Malone Gardens

Approximate Gross Internal Area
732 sq ft - 68 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		



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. 2024

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.