



Hylands Close, Birtley, DH3 2EG
4 Bed - House - Detached
O.I.R.O £299,995

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Hylands Close

Birtley, DH3 2EG

Stunning Modern Detached Home ** Pleasant Position ** Outskirts of Chester Le Street ** Excellent Road Links & Local Amenities ** Spacious Layout ** Sunny Rear Aspect ** Ample Parking & Garage **

The floor plan comprises: entrance hallway, cloak/WC, open plan kitchen dining with a range of units and a selection of integral appliances. The living area has bi-fold doors to the rear garden. The first floor has four good size bedrooms, master en-suite and family bathroom/WC. Outside, the property occupies a pleasant position on the outskirts of the estate, with gardens, parking and garage.

Birtley, located near Chester-le-Street in County Durham, is a thriving town that offers a mix of convenient urban amenities and a friendly community atmosphere. Its strategic position makes it an appealing choice for those seeking a well-connected and accessible location with plenty to offer.

The town boasts excellent transport links, making it a practical base for commuters and travellers. The A1(M) runs close to Birtley, providing easy access to major cities such as Newcastle, Gateshead, and Durham, all within a 15–20-minute drive. For public transport users, regular bus services connect Birtley to surrounding towns and cities, offering reliable options for commuting and day-to-day travel. Chester-le-Street Railway Station is nearby, providing direct train services to Newcastle, Durham, and beyond, making travel across the region seamless.

Birtley has a range of local amenities, including shops, supermarkets, schools, and healthcare facilities, ensuring residents have everything they need within easy reach. The town also benefits from a variety of leisure and recreational facilities, with local parks and sports clubs catering to active lifestyles. For those who enjoy the outdoors, Birtley's proximity to beautiful countryside and green spaces provides plenty of opportunities for walking, cycling, and enjoying nature.









GROUND FLOOR

Hallway

WC

5'2 x 6'0 (1.57m x 1.83m)

Living Area

11'10 x 11'3 (3.61m x 3.43m)

Kitchen Dining

20'11 x 14'3 (6.38m x 4.34m)

Garage

10'3 x 19'5 (3.12m x 5.92m)

FIRST FLOOR

Bedroom

10'5 x 16'2 (3.18m x 4.93m)

En-Suite

7'5 x 5'4 (2.26m x 1.63m)

Bedroom

10'2 x 13'0 (3.10m x 3.96m)

Bedroom

10'5 x 9'9 (3.18m x 2.97m)

Bedroom

10'2 x 6'7 (3.10m x 2.01m)

Bathroom

5'7 x 6'11 (1.70m x 2.11m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Coverage: Good.

Tenure: Freehold.

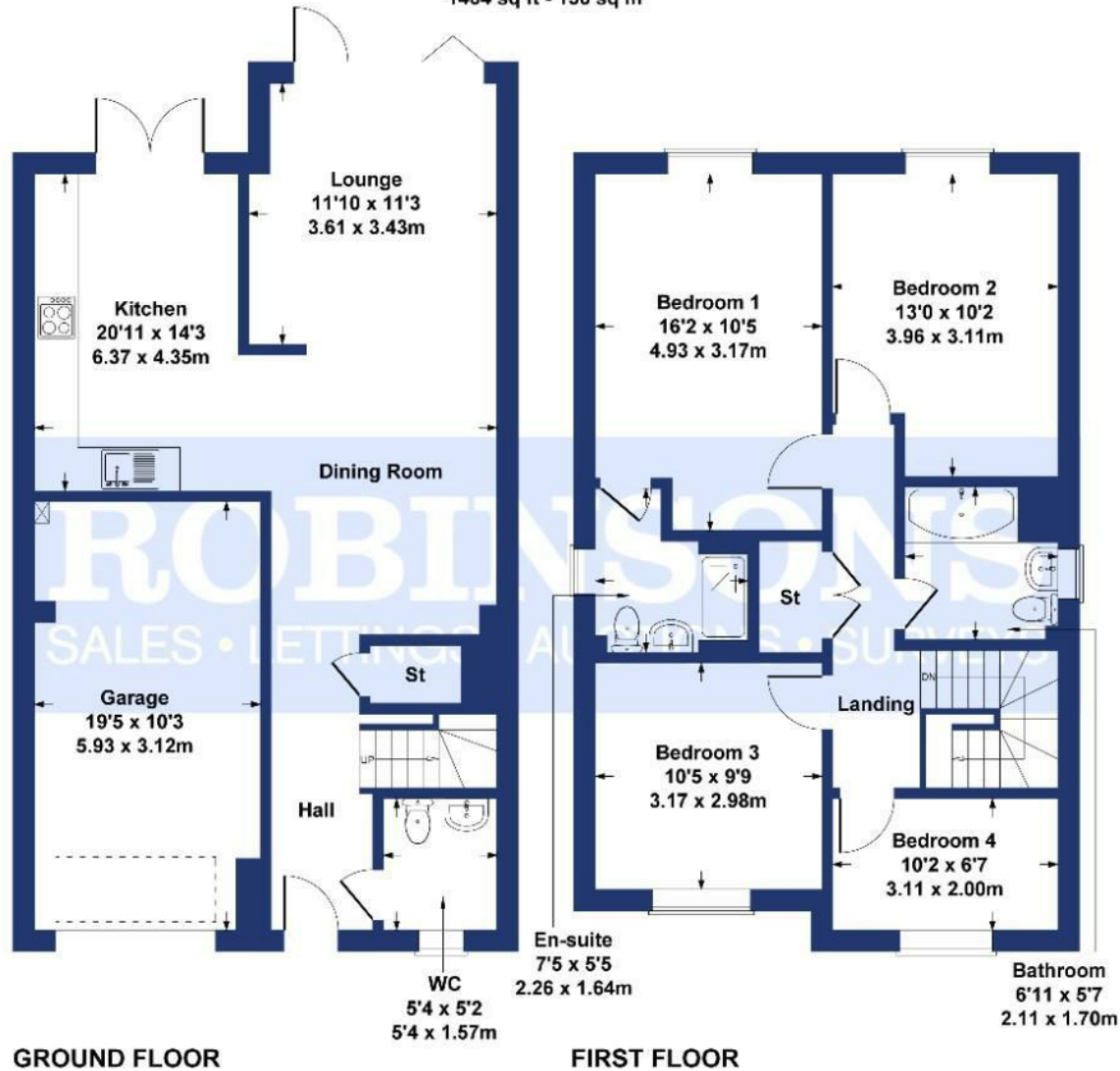
Council Tax: Durham County Council, Band D

Energy Rating: B

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.

Hylands Close

Approximate Gross Internal Area
1464 sq ft - 136 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			
(82 plus)	A	83	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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