



**Laxford, Birtley, DH3 2DR**  
**3 Bed - House - Semi-Detached**  
**£112,500**

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Offered to the market is this well-proportioned three bedroom semi-detached home, situated within a popular and well-established residential area. The location is convenient for a range of local amenities including shops, schools, medical facilities and leisure options, making it well suited to first-time buyers, families and investors alike.

The accommodation opens into a welcoming entrance, with a bright and spacious living room positioned to the right, enjoying excellent natural light from windows to both aspects. A separate dining room sits to the left and provides access through to the kitchen, which offers good worktop space and leads out to the rear garden.

To the first floor there are three bedrooms, two of which are generous doubles with useful storage, while the third offers flexibility as a home office, nursery or guest room. A family bathroom completes the first floor layout.

Externally, the property benefits from a rear garden with a patio area. To the front there is on-street parking available, along with potential for a driveway subject to the usual consents.

Laxford is a popular residential area within Birtley, well regarded for its convenience and accessibility. Local shops, primary schools, medical facilities and everyday amenities are close by, while further shopping and leisure options can be found in Birtley town centre and nearby retail parks. The area is particularly well placed for commuters, with excellent road links via the A1(M), A167 and A693 providing easy access to Gateshead, Newcastle, Durham and Chester le Street. Regular bus services operate nearby, and there are also pleasant local green spaces and countryside walks within easy reach, making Laxford a practical and well-connected location for a wide range of buyers.

#### **Porch**

#### **Hallway**

#### **Lounge**

#### **Dining Room**

#### **Kitchen**

#### **FIRST FLOOR**

#### **Bedroom 1**

#### **Bedroom 2**

#### **Bedroom 3**

#### **Bathroom**

#### **EXTERNAL**

Externally, the property benefits from a rear garden with a patio area. To the front there is on-street parking available, along with potential for a driveway subject to the usual consents.

#### **Agent's Notes**

Council Tax: Gateshead, Band A - Approx. £1,719 p.a  
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating/

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

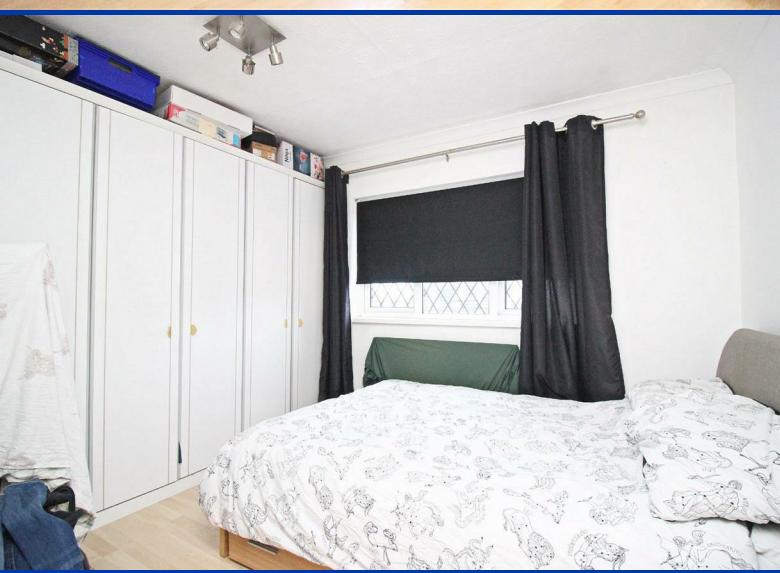
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – front porch

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

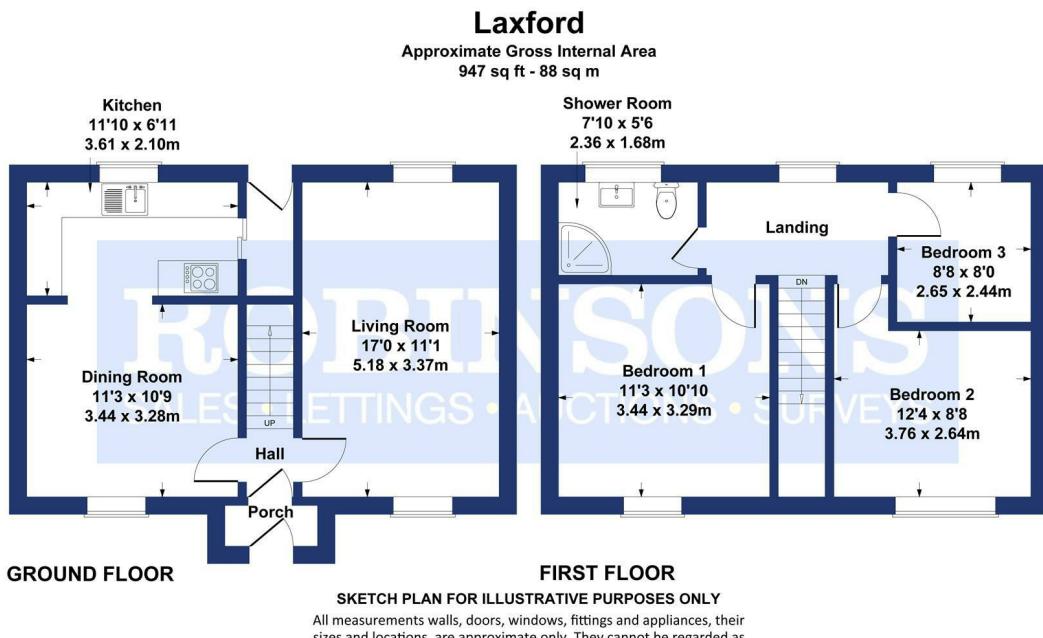
**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.



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| 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 |           |

## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

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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.

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