



Queen Street, Birtley, DH3 1ED
2 Bed - House - Mid Terrace
£69,950

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We are acting in the sale of the above property and have received an offer of £65,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

* NO ONWARD CHAIN * IDEAL FOR A VARIETY OF BUYERS * CONVENIENT LOCATION * EXCELLENT TRANSPORT LINKS *

Offered for sale with no onward chain, this two bedroom home provides an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently situated within Birtley, the property offers well-proportioned accommodation together with excellent access to a wide range of local amenities and transport links.

The floorplan comprises an entrance hallway, comfortable lounge, fitted kitchen and bathroom. To the first floor there are two bedrooms.

Externally, the property benefits from an enclosed rear yard providing a low maintenance outside space.

Queen Street occupies a convenient position within Birtley, where there is a good selection of shops, Morrisons supermarket, cafés and everyday amenities all within easy reach. The area is particularly well placed for commuters, with excellent road links via the A1(M), providing straightforward access to Newcastle, Gateshead, Chester le Street, Durham and beyond. There are also regular bus services, well-regarded local schools, leisure facilities and pleasant walks nearby, making this a popular location for a variety of buyers seeking both convenience and connectivity.







GROUND FLOOR

Hallway

Lounge

13'9" x 12'9" (4.2 x 3.9)

Kitchen

16'4" x 10'5" max (5 x 3.2 max)

Bathroom

7'10" x 5'2" (2.4 x 1.6)

FIRST FLOOR

Landing

Bedroom 1

14'9" x 11'9" (4.5 x 3.6)

Bedroom 2

9'6" x 7'10" (2.9 x 2.4)

AGENT'S NOTES

Council Tax: Gateshead, Band A

Tenure: Freehold

EPC - C

Property Construction – Understood to be of standard construction

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 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.

Selective licencing: Please check with your conveyancer

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 – Understood to have a small extension to rear

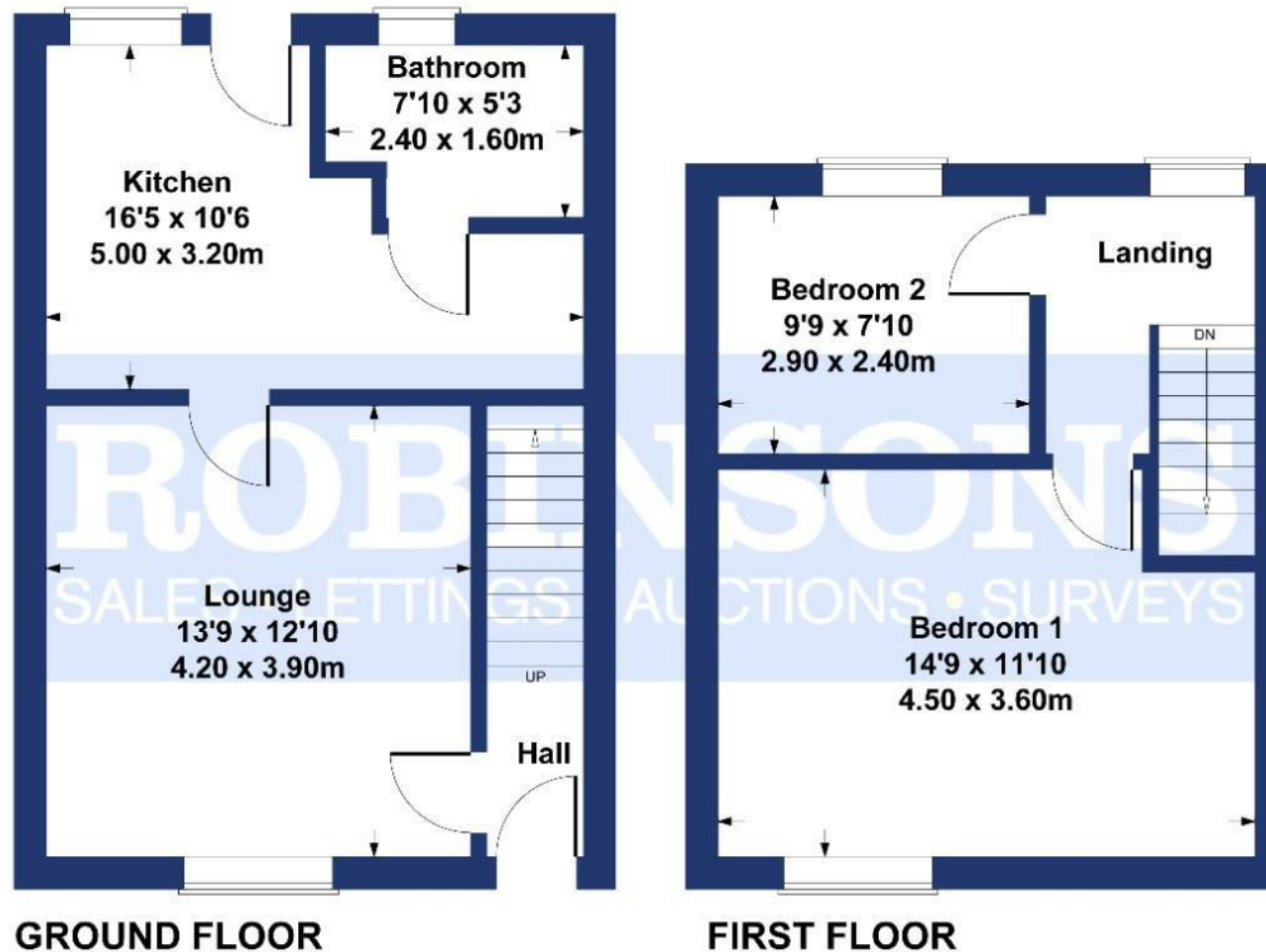
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Queen Street

Approximate Gross Internal Area
743 sq ft - 69 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. 2026

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
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.

