



Eskdale, Birtley, DH3 2ER  
2 Bed - House - Semi-Detached  
£165,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Eskdale

## Birtley, DH3 2ER

\* NO CHAIN \* THREE RECEPTION AREAS \* DECEPTIVELY SPACIOUS \* NICE PLOT \* A GREAT HOME FOR A VARIETY OF BUYERS \*

Available to purchase is this rarely available, ideally positioned, and deceptively spacious 2 bedroom semi detached home. The property has a floorplan comprising: entrance porch and hallway, large and inviting lounge, kitchen, dining area / second reception, and a conservatory. On the first floor there are two double bedrooms both with storage, and an attractive shower room / WC.

Externally, to the front, there is off-street car parking which leads to a garage. At the rear is an enclosed garden with good degree of privacy.

Eskdale is in the traditionally popular village of Birtley approximately 7 miles from Newcastle City Centre, 3 miles from Chester le Street and 6 miles to the Metrocentre. The property has good access to schools, amenities, recreational facilities, and major motoring links particularly the A1(M) highway making it a superb purchase.











## GROUND FLOOR

### Porch

### Inner Hallway

### Lounge

15'5" x 13'9" (4.7 x 4.2)

### Kitchen

10'9" x 9'2" (3.3 x 2.8)

### Dining Area

12'5" x 6'6" (3.8 x 2)

### Conservatory

### Garage

17'0" x 9'10" (5.2 x 3 )

## FIRST FLOOR

### Landing

### Bedroom One

15'5" x 13'9" (4.7 x 4.2)

### Bedroom Two

12'5" x 7'10" (3.8 x 2.4)

### Shower Room

8'6" x 5'6" (2.6 x 1.7)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

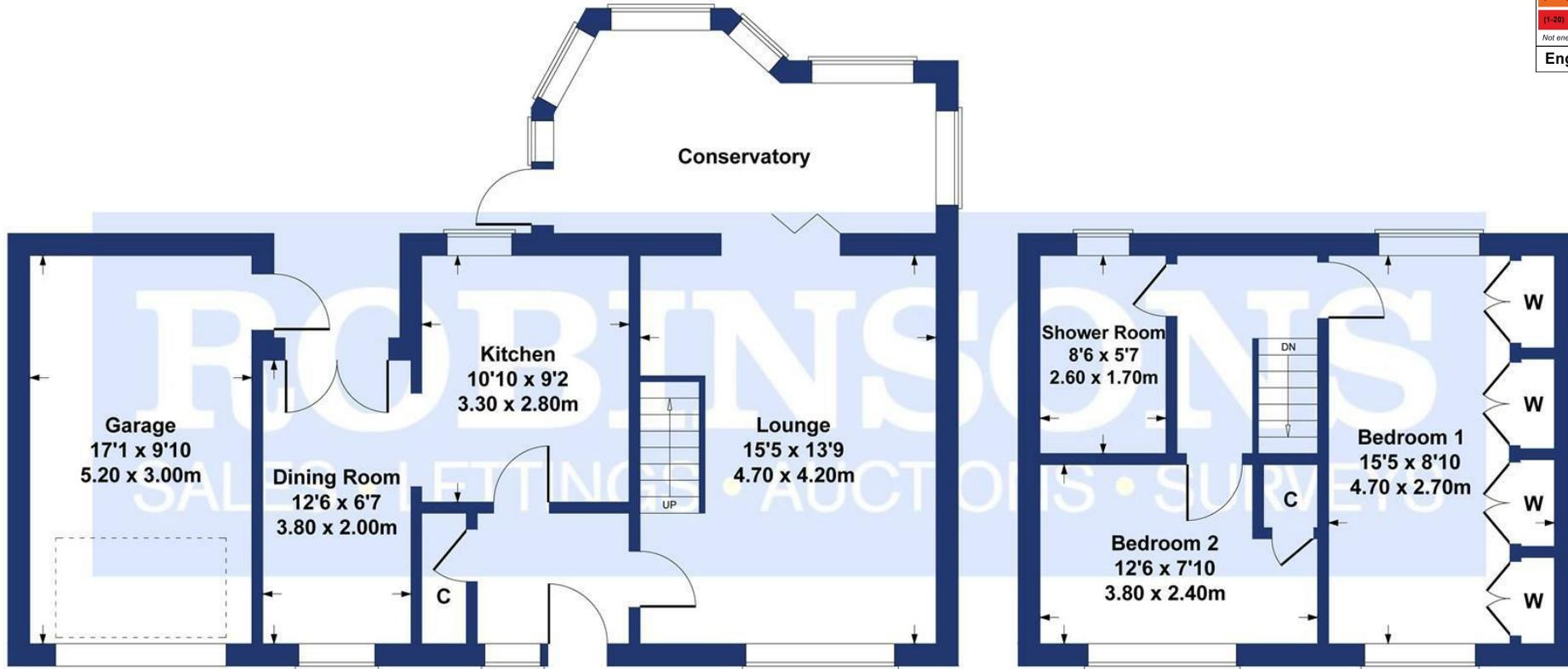
Council Tax: Durham County Council, Band B- Approx. £1,722

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		<b>83</b>
	<b>67</b>	

**Eskdale**  
 Approximate Gross Internal Area  
 1184 sq ft - 110 sq m



**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. 2023

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.



45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscls.co.uk](mailto:info@robinsonscls.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

