

Collier Gardens, DH4 4JD
3 Bed - House - Detached
£239,995

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If interested, please quote plot 7.

Includes flooring throughout, integrated appliances (fridge freezer and dishwasher), turf to rear, and a 5% deposit paid for first-time buyers.

The Birch – A smart and stylish three-bedroom home offering modern living, private parking and secure cycle storage, located in the new Collier Gardens development by Homes by Esh.

Inside, the property features a well-designed kitchen/dining area and a bright lounge with bi-fold doors that open out to the rear garden – bringing the outside in and creating a lovely space for relaxing or hosting. There's also a downstairs WC and built-in storage to keep things neat and practical.

Upstairs, the master bedroom benefits from its own en-suite, while two further bedrooms are served by the main family bathroom. All rooms are well-proportioned, and additional storage is thoughtfully incorporated into the layout.

Outside, you'll find dedicated parking, a secure cycle store, a turfed rear garden with fencing for privacy, and a landscaped front in keeping with the development. Built with efficiency in mind, The Birch includes solar panels, double glazing, and modern heating controls – combining style and sustainability.

Perfectly positioned between Durham and Sunderland, Collier Gardens is ideal for commuters with excellent road and transport links nearby. There are local shops, primary schools, nurseries, and open green spaces all within easy reach – making it a brilliant option for first-time buyers, young families, or those looking to downsize without compromise.

Finished to a high standard and backed by a 10-year warranty, The Birch offers easy, comfortable living in a well-connected location, built by a trusted local developer.

EPC: B



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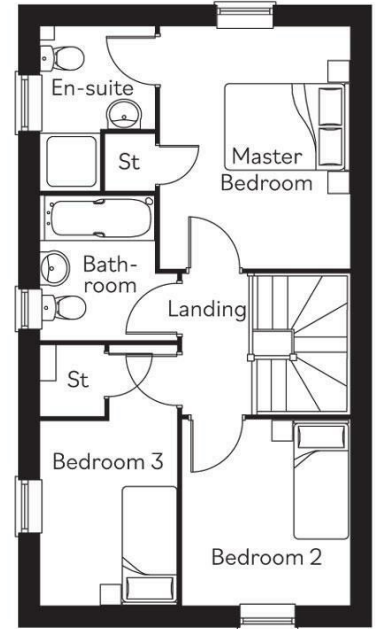
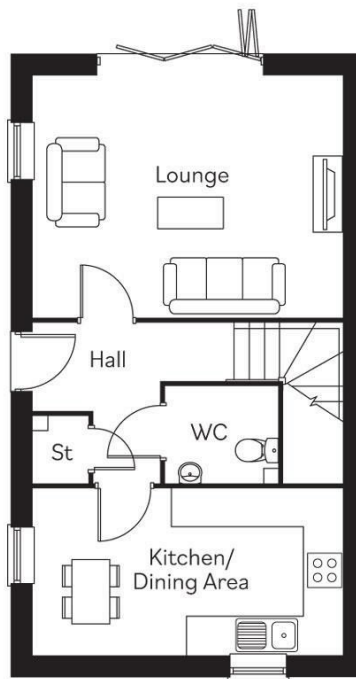
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating	
	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	
EU Directive 2002/91/EC	

England & Wales

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
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DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

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45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

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120 Newgate Street
DL14 7EH

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DL15 9UA

T: 01388 763477
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DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

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3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

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The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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