



North Dene, Birtley, DH3 1QA
3 Bed - House - Semi-Detached
Offers Over £170,000

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* NO CHAIN * SOUGHT AFTER NORTH DENE DEVELOPMENT * GREAT VIEWS * LARGE GARDEN, GARAGE & OFF-STREET PARKING * PERFECT FOR FIRST TIME BUYERS OR FAMILIES * VIEWING ESSENTIAL *

Tucked away in the popular North Dene development, this three-bedroom semi-detached home is ideal for those looking for a comfortable and practical place to settle down. Set back from the road with a pedestrianised frontage, the home offers added peace and privacy while still being just a short walk from local shops, schools and transport links.

The property opens into a bright, welcoming hallway which leads through to two generous reception rooms – a cosy lounge and a separate dining area, perfect for entertaining or family meals. The kitchen is modern and well-fitted, has space for a small table, and access to the side of the property.

Upstairs, you'll find three good-sized bedrooms, all flooded with natural light, and a practical wet room style shower bathroom. Outside, the home sits on a private plot with well-maintained gardens to the front and rear, including a great size back garden with patio area – ideal for kids to play or for enjoying summer evenings.

Additional benefits include a separate garage and off-street parking, gas central heating, and a Freehold title. You're also in the close to Birtley East Community Primary School and perfectly placed for commuters with easy access to the A1(M) and regular public transport links.

A fantastic opportunity in a popular location, early viewing is strongly recommended to avoid missing out.

Hallway

Lounge

Dining Room

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band C - Approx. £2,292 p.a

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.



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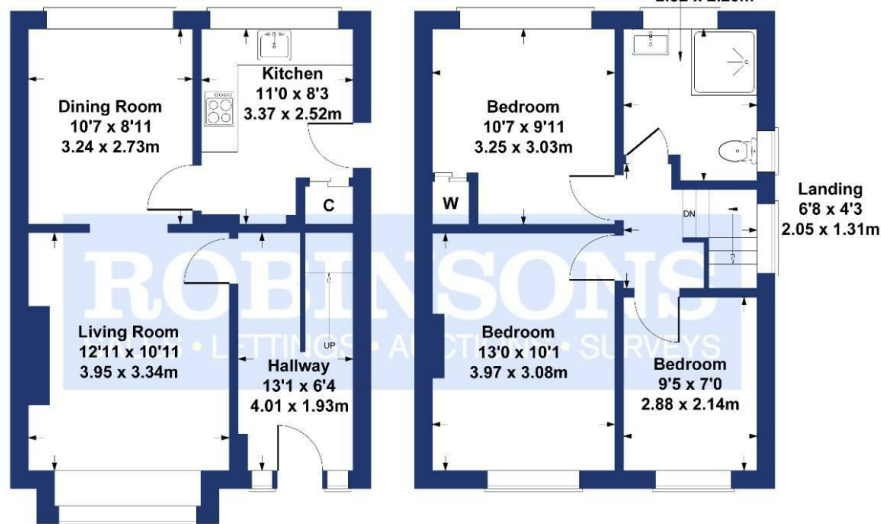
Strategic Marketing Plan

Dedicated Property Manager

North Dene

Approximate Gross Internal Area
872 sq ft - 81 sq m

Bathroom
8'3 x 7'2
2.52 x 2.20m



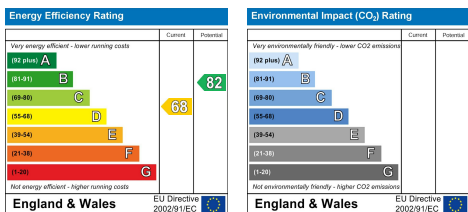
GROUND FLOOR

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. 2025



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