



Dene Court, Birtley, DH3 1QH  
2 Bed - Bungalow - Semi Detached  
£219,950

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Offered to the market is this spacious and extended two bedroom semi-detached bungalow. The property benefits from uPVC double glazing and gas central heating.

Internally the accommodation briefly comprising entrance porch leading through to a spacious entrance hallway, lounge, two bedrooms, one of which is 24ft long and has the added benefit of a range of fitted wardrobes, kitchen with door leading to rear of property, a bathroom with separate shower cubicle and a family room which provides a pleasant living space (accessed via bedroom 2).

Externally to the front of the property there is a front garden area and good sized driveway leading to a single garage and to the rear of the property there is a garden with patio area and mature shrubbery providing an enjoyable outside space.

Viewing highly recommended to avoid disappointment!

This residence appeals to a diverse range of buyers due to its proximity to schools, amenities, recreational facilities, and excellent transport links, including the nearby A1(M) highway, facilitating easy access to various towns and cities in the region. Early viewing is highly recommended to avoid disappointment.



**Entrance Porch**

**Hallway**

**Lounge**

**Bathroom**

**Kitchen**

**Bedroom**

**Bedroom**

**Family Room**

### **EXTERNAL**

Externally to the front of the property there is a front garden area and good sized driveway leading to a single garage and to the rear of the property there is a garden with patio area and mature shrubbery providing an enjoyable outside space.

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, 1000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Gateshead County Council, Band C approx £2,179pa

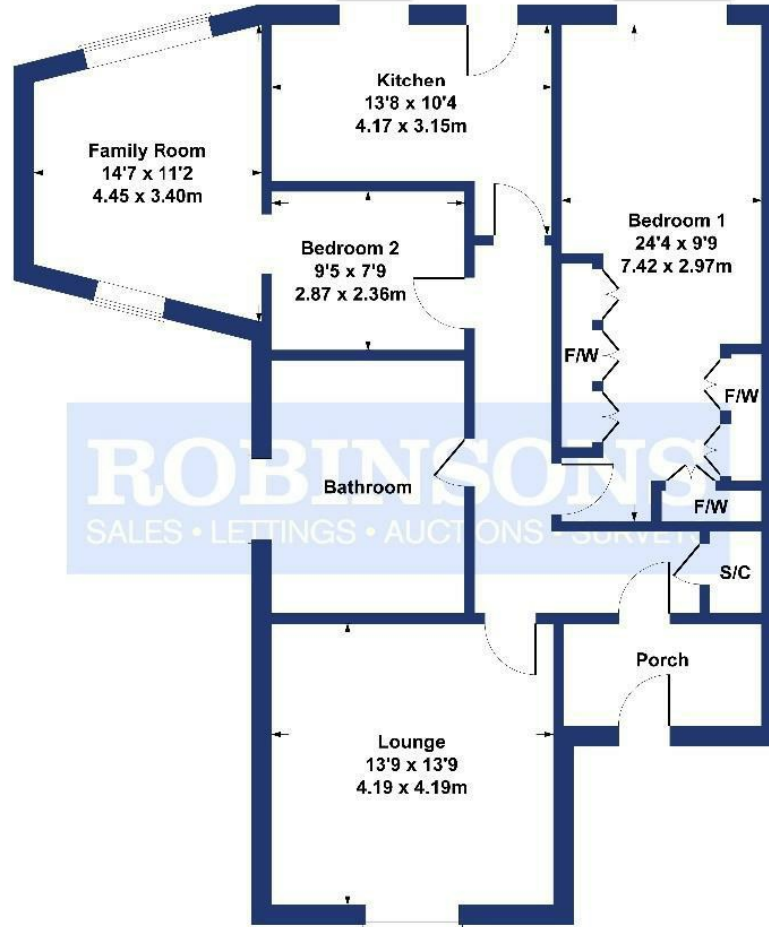
Energy Rating: E

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.





**Dene Court**  
 Approximate Gross Internal Area  
 1080 sq ft - 100 sq m



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**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.

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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>	48	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.