



25 Moore Crescent, Birtley, County Durham, DH3 1NP

Asking Price £110,000



## Key features

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- EASY ACCESS TO A1
- NO ONWARD CHAIN



## Description

Located in the charming area of Moore Crescent, Birtley, Chester Le Street, this delightful mid-terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

Upon entering, you will find a welcoming reception room that offers a perfect space for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs. The modern bathroom adds a touch of luxury, ensuring comfort and convenience for daily routines.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

With its appealing layout and prime location, this terraced house is a wonderful choice for anyone seeking a blend of comfort and practicality in a vibrant community. Don't miss the chance to make this lovely property your own.



LOUNGE

14'0" x 13'8"

KITCHEN

7'10" x 10'4"

FIRST FLOOR LANDING

BEDROOM ONE

14'0" x 8'0"

BEDROOM TWO

14'0" x 7'11"

BATHROOM

13'10 x 7'9

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended








purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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