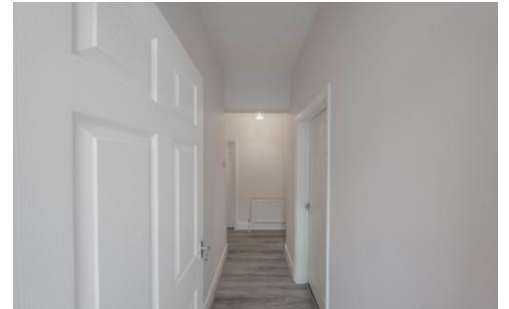


Belle Vue Estates



41 Queen Street

Birtley, Chester Le Street, DH3 1EB

£75,000

Property Features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- PRIVATE REAR YARD
- POPULAR LOCATION
- COUNCIL TAX BAND A

Full Description

MAIN DESCRIPTION

Belle Vue Estates are pleased to offer to the sales market this modern GROUND FLOOR FLAT situated in a popular location.

The property is in Queen Street within the popular area of Birtley and benefits from gas central heating and double glazing. The well presented property briefly comprising entrance lobby, hallway, living room, fitted kitchen, two bedrooms and bathroom.

Externally the property has a private rear yard with ample on street parking available.

Birtley is situated to the south of Gateshead and has a good local High Street offering excellent shopping and leisure facilities. Easy access into Chester le Street, Durham Low Fell and Newcastle via great road links also a frequent public transport service.

ENTRANCE LOBBY

4' 10" x 3' 4" (1.489m x 1.031m)

Accessed via a PVC front door into entrance lobby with dado rail, laminate flooring and internal door into hallway.

HALLWAY

11' 2" x 8' 6" (3.423m x 2.611m)

The L shaped hallway is warmed via a central heating radiator and offers access into the rest of the accommodation. With good size built in cupboard offering useful storage space and laminate flooring.



LIVING ROOM

13' 3" x 13' 1" (4.047m x 4.003m)

Situated to the rear of the property the focal point of this tastefully decorated room is a modern fireplace and hearth with coal effect electric fire. The reception room has two alcoves one of which has fitted shelves and storage unit. Both alcoves have fitted wall lights. The room is warmed via a central heating radiator and has a double glazed window overlooking the rear yard. Fitted laminate flooring.



KITCHEN

10' 7" x 7' 6" (3.250m x 2.310m)

Fitted with new white high gloss wall and base kitchen units and drawers with contrasting work surfaces. Integrated hob, oven and extractor hood, stainless steel sink and drainer unit and plumbed for washing machine. Space for free standing fridge freezer, central heating radiator, double glazed window and exterior door to the rear of the property. Partially tiled walls and vinyl flooring.



BATHROOM

8' 4" x 7' 5" (2.541m x 2.265m)

Modern fitted bathroom comprising white paneled bath with overhead shower and glass shower screen, vanity unit with white hand basin and low level WC. Cupboard housing combi boiler, also extractor fan and double glazed window with privacy glass. Wall mounted mirrored cabinet, partially tiled walls and vinyl flooring. The room is warmed by a central heating radiator.



BEDROOM ONE

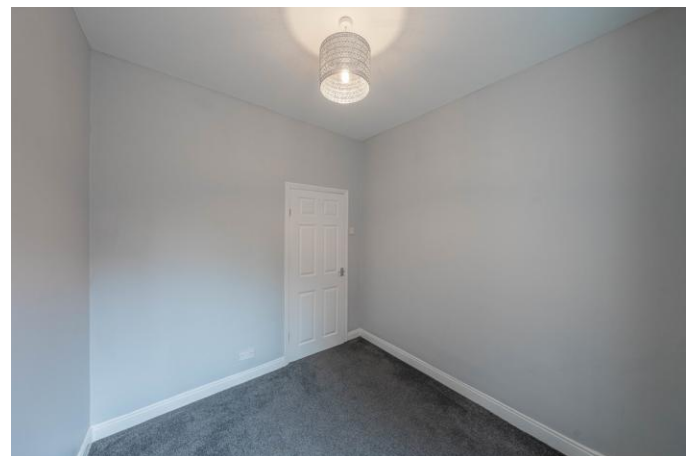
15' 7" x 11' 10" (4.759 m x 3.621m)

This bedroom which is situated to the front of the property retains the original ornate cornice and ceiling rose. The room has newly fitted carpet and is warmed via a central heating radiator. Double glazed window.

BEDROOM TWO

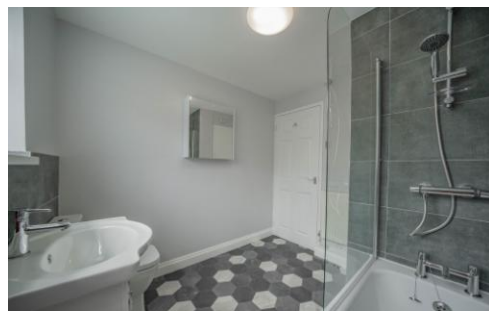
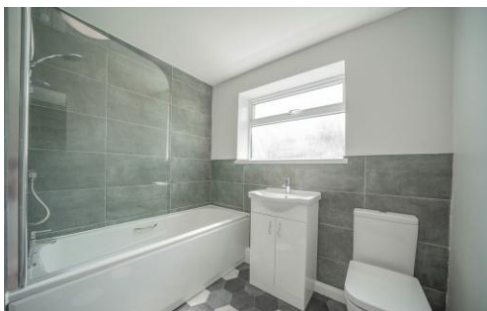
9' 11" x 8' 6" (3.033 m x 2.614m)

Double glazed window overlooking the rear of the property. Newly fitted carpet and central heating radiator.



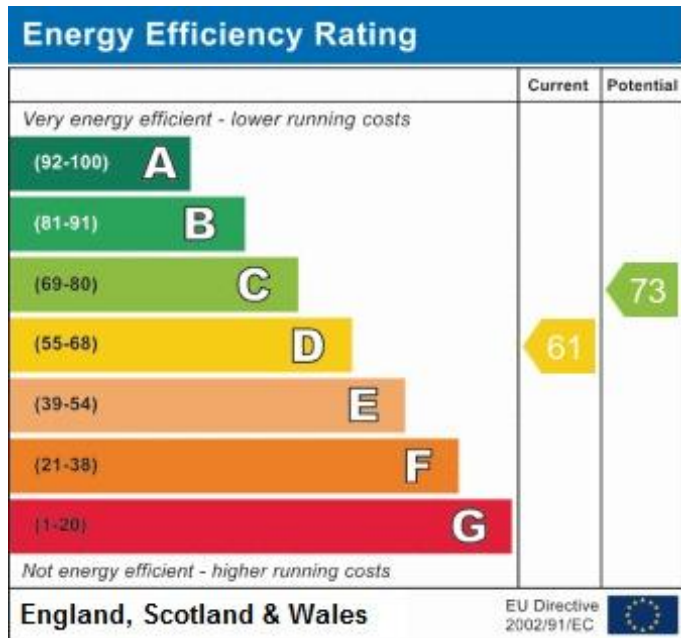
EXTERNALLY

Externally the property has on street parking available to the front and a private rear yard with gate giving access to the rear service lane.



DISCLAIMER

These details have been prepared by our agency staff using both information provided to us by the vendor and following internal inspection. Please be advised particulars may still be awaiting verification and approval from the vendors and therefore should not be relied for anything other than general information. Fixtures and fittings included are to be agreed with the vendor and any photographs or mention of fitted appliances does not imply they are in working order. Internal measurements are taken as a guide only for prospective purchasers and may not be precise. Please call our office for further detailed information on any points if unclear, in order for us to gain clarification from the vendor.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements