



Glenluce, Birtley, County Durham, DH3 2HZ

Lovely three bedroom semi-detached family home on the popular Vigo Estate in Birtley. Situated within easy access of the A1 for road links across the region. The property has been well cared for by the current owners and briefly comprises of entrance porch, hallway, lounge, dining room, kitchen and utility room to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. Externally the property benefits from a driveway, garage and sunny enclosed rear garden. Viewing essential to appreciate all this lovely home has to offer! Awaiting EPC rating.



Lovely Family Home

Three Bedrooms

Beautifully Presented

Driveway, Garage & Gardens

Viewing Essential!

Awaiting EPC Rating

£210,000

Lounge 11' 6" x 11' 4" (3.50m x 3.46m) max
Feature gas fire.

Dining Room 10' 10" x 8' 8" (3.31m x 2.65m)

Kitchen/Breakfast Room 10' 10" x 6' 11" (3.29m x 2.11m)
Fitted with a range of wall and base units. integrated oven/hob. Space for table and chairs (not included).

Utility Room 9' 4" x 8' 5" (2.84m x 2.57m)
Fitted with a range of units for storage, space for freestanding appliances (not included).

Bedroom 1 8' 2" x 8' 5" (2.49m x 2.57m) *excluding wardrobes*
Fitted wardrobes. We have been advised by the current owners that these were installed in 2024.

Bedroom 2 10' 8" x 8' 10" (3.24m x 2.68m)
Built in cupboard.

Bedroom 3 8' 8" x 7' 7" (2.64m x 2.32m) max
Built in cupboard.

Bathroom 8' 8" x 5' 4" (2.65m x 1.62m)
bath with shower over, wash basin, W/C.

Garage 15' 11" x 8' 8" (4.84m x 2.64m)
Electric roller garage door, lights and power. Gas fired combi boiler.

Externally

Low maintenance front garden with driveway leading to attached garage. Sunny rear garden with decked seating areas, lawn and mature trees and shrubs.

Additional information

Council tax band: C We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. We have been advised by the current owners that new double glazed windows were fitted in 2023.

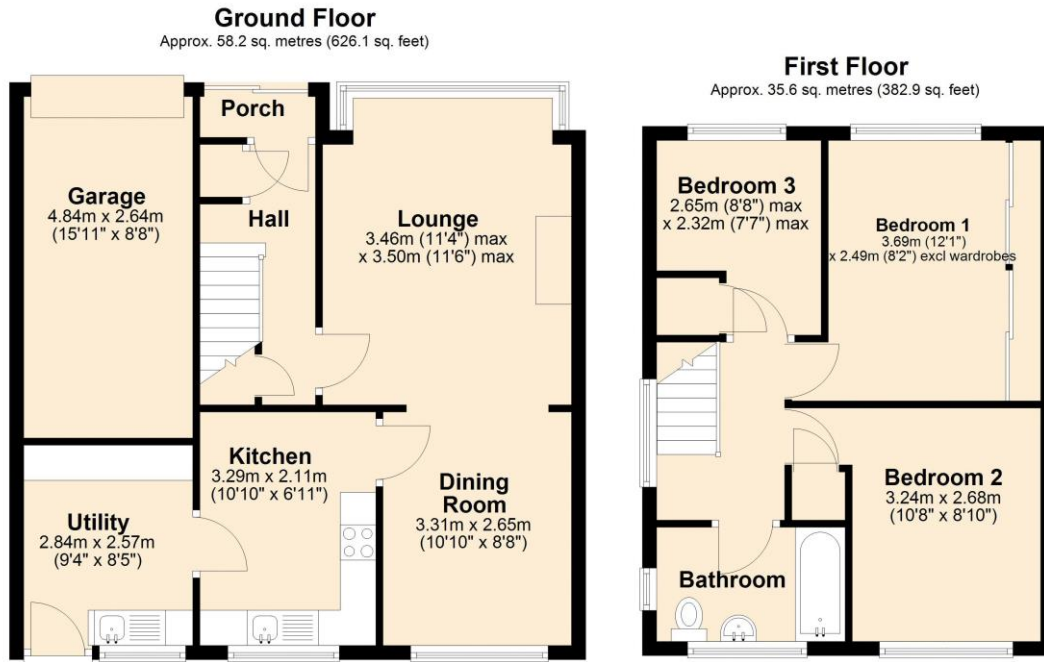
Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





Floorplan



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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