

# STUART EDWARDS



## Scafell

, Birtley DH3 2HE

- HIGHLY SOUGHT AFTER LOCATION
  - NO ONWARD CHAIN
- MODERN KITCHEN & UTILITY ROOM
  - DRIVEWAY & INTEGRAL GARAGE
  - WELL PRESENTED
- 3 BEDROOM SEMI DETACHED HOUSE
  - LOUNGE THROUGH DINING ROOM
  - STYLISH BATHROOM
  - LARGE REAR GARDEN
  - IDEAL FAMILY HOME

Asking Price £199,950



## Council Tax Band: C

### EPC Rating: D

#### FULL DESCRIPTION

Well presented semi detached house situated in the highly sought after area of Birtley with excellent transportation links throughout the region. An ideal family home, available with no onward chain. Accessed via a UPVC double glazed entrance porch leading to the hallway with cloaks cupboard, light and airy lounge with large UPVC double glazed window. Through dining room leading to the modern open plan kitchen and useful utility area with rear access door. Stairs from the hallway lead to the first floor landing, 3 bedrooms and stylish family bathroom. Externally a driveway providing off road parking leads to and integral garage, garden to the front and large garden to the rear. Benefiting from gas central heating and UPVC double glazing throughout. Scarfell is quiet residential street situated minutes from the centre of Birtley, where a range of local amenities are available, including Morrisons supermarket. There is a comprehensive network of public transport which offers easy access throughout the region, and the location is ideally situated for accessing road links leading to Newcastle, Gateshead, Durham, Sunderland & Washington. Sure to prove extremely popular location amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

#### ENTRANCE PORCH

UPVC double glazed entrance porch.

#### HALLWAY

Built-in cloaks cupboard, double radiator and stairs to the first floor landing.

#### LOUNGE

13'9" x 11'1"

Double radiator and large UPVC double glazed window overlooking the front aspect of the property.

#### THROUGH DINING ROOM

10'9" x 8'10"

Double radiator, space for a large dining table and leading through to the open plan kitchen.

#### KITCHEN

10'9" x 8'10"

Modern high gloss handless wall and floor units with luxury quartz worktops, matching upstands and inset stainless steel sink with mixer tap. Integrated oven with ceramic hob, dishwasher, fridge/freezer, laminate flooring and spot lighting.

#### UTILITY ROOM

7'10" x 6'6"

High glass floor cupboard, laminate flooring, plumbed for washer and drier, UPVC rear access door and door leading to the integral garage.

#### FIRST FLOOR LANDING

##### BEDROOM 1

11'9" x 8'10"

Radiator.

##### BEDROOM 2

11'9" x 8'10"

Radiator.

##### BEDROOM 3

8'10" x 7'10"

Radiator.

#### BATHROOM

Modern white suite comprising, close coupled wc, pedestal wash hand basin, double walk-in shower cubicle with mains fed shower, glass screen, laminate flooring, fully tiled walls, spot lighting and chrome heated towel rail.

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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 and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

