



The Brambles, Birtley, DH3 1RT
4 Bed - House - Detached
£275,000

ROBINSONS
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The Brambles

Birtley, DH3 1RT

* LARGE FAMILY HOME * EXTENDED * THREE RECEPTION ROOMS * OFF ROAD PARKING AND GARAGE *

We have the pleasure of offering to the sales market in the sought after development of The Brambles, Chester-Le-Street, this extended four bedroom detached house. The property should prove to make a fantastic home, having three reception rooms, including a conservatory to the rear, driveway and garage and enclosed rear garden. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Dining room with space for dining table and French doors to the conservatory. Kitchen with a range of wall, base and drawer units with space for appliances, useful utility room and cloakroom/WC. Conservatory which over looks the rear garden.

To the first floor there are four bedrooms, the main having an en-suite shower room and a separate bathroom.

Outside there is a driveway allowing off road parking to the front which leads to the single garage. To the rear there is a enclosed garden which is laid to lawn with a timber decking area.

The house is conveniently positioned being close to shopping facilities, bus links and schooling.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.











GROUND FLOOR

Entrance Hallway

Lounge

Dining Room

Kitchen

Utility Room

W/C

Conservatory

FIRST FLOOR

Bedroom

En-suite

Bedroom

Bedroom

Bedroom

throom

EXTERNAL

Outside there is a driveway allowing off road parking to the front which leads to the single garage. To the rear there is a enclosed garden which is laid to lawn with a timber decking area.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 54 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average/ Good

Tenure: Freehold

Council Tax: Gateshead County Council, Band E approx £2,706pa

Energy Rating: D

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.



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Energy Rating: D

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Approximate Gross Internal Area
1744 sq ft - 162 sq m



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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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