



Holyoake Gardens, Birtley, DH3 1AB
3 Bed - Bungalow - Detached
Starting Bid £120,000

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Holyoake Gardens Birtley, DH3 1AB

* FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £120,000 PLUS RESERVATION FEE *

Introducing a remarkable opportunity to purchase a charming and versatile two/three-bedroom detached and extended double-fronted bungalow nestled within a tranquil, tree-lined cul-de-sac in a sought-after residential area.

This delightful, rarely available bungalow, boasts a host of enviable features including a tastefully appointed garden room at the rear, ensuring ample natural light throughout. With the added comforts of double-glazed windows and gas central heating, this home exudes warmth and homeliness.

The layout is versatile and offers buyers the opportunity to configure it as they wish. Step inside to discover an inviting layout comprising an entrance lobby leading to a welcoming hallway, a cosy living room or bedroom, two generously sized bedrooms, one with a delightful bay window offering scenic views. The well-equipped breakfasting kitchen presents a perfect setting for culinary creations, complete with a range of appliances and ample storage space. Adjacent, a spacious dining and/or living room awaits, ideal for entertaining guests or family dinners. Completing the accommodation is a bathroom featuring a three-piece suite.

Outside, the property boasts beautifully maintained gardens to the front, side, and rear, offering a serene retreat for relaxation and leisure. A driveway provides convenient off-street parking, leading to a garage for added convenience. With its appealing blend of comfort, convenience, and character, this bungalow offers an idyllic retreat for discerning homeowners seeking a peaceful yet well-connected lifestyle.











Entrance Lobby

Hallway

Lounge or Bedroom
12'9" x 11'9" (3.9 x 3.6)

Bedroom
12'9" x 11'1" (3.9 x 3.4)

Bedroom
11'1" x 10'9" (3.4 x 3.3)

Lounge or Dining Room
12'9" x 11'9" (3.9 x 3.6)

Kitchen
12'9" x 10'9" (3.9 x 3.3)

Garden Room
12'5" x 6'6" (3.8 x 2)

Bathroom
7'6" x 5'2" (2.3 x 1.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Gateshead Council, Band C - Approx. £2,179 p.a

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.

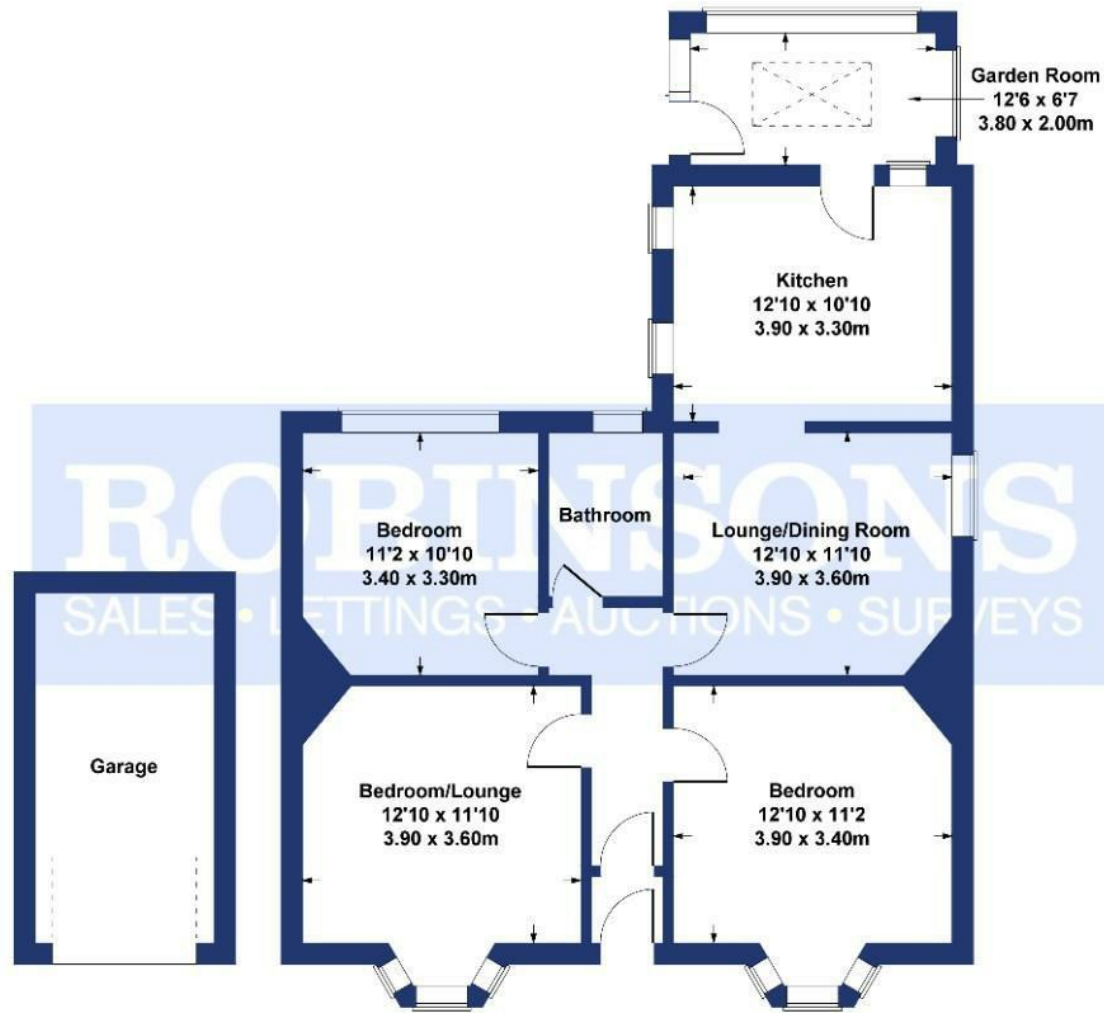
AUCTION

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website.



Holyoake gardens

Approximate Gross Internal Area
936 sq ft - 87 sq m
(Excluding Garage)



GARAGE

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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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