



Langdale, Birtley, DH3 2EL  
4 Bed - House - Detached  
£299,500

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# Langdale

## Birtley, DH3 2EL

This beautifully maintained and individually built four-bedroom detached home in Birtley is a unique opportunity, offered with NO ONWARD CHAIN. Situated on the tranquil Langdale street, this immaculate property, constructed in 2017 to an exceptional standard, provides spacious and modern accommodation that is perfect for growing families.

Upon entering, the ground floor consists of an entrance hallway with a downstairs toilet, a large living room at the front with a bay window, and a remarkable open-plan kitchen/diner. The kitchen features high-quality fitted units and cupboards, integrated appliances, and a substantial island with premium worktops, complemented by three skylights that enhance the room's bright and contemporary atmosphere. There is also a separate utility room equipped for water appliances.

Upstairs, there are four bedrooms, with the master bedroom enjoying a fully-tiled en-suite shower room and the smallest bedroom currently been used as a office and having pleasant view of the garden. Additionally there is a fully-tiled family bathroom with a three-piece suite.

Externally, the property offers ample off-street parking at the front, an integral garage with an electric shutter door, and a sizeable, low-maintenance landscaped garden at the rear. With premium features such as plantation shutters and high-quality light fittings throughout, this stunning home is a must-see for those looking for a distinctive and immaculate property.

Langdale is a quiet and family-friendly residential area known for its serene environment and well-maintained homes. Birtley, in the Metropolitan Borough of Gateshead, offers excellent local amenities such as shops, schools, and parks. The area benefits from strong transport links, including the nearby A1(M) motorway, providing easy access to Newcastle, Durham, and Sunderland.

Langdale enjoys a peaceful setting with proximity to beautiful countryside, ideal for outdoor activities and scenic walks.

Early viewing advised













## GROUND FLOOR

Hallway

Downstairs WC

Lounge

18'0" x 11'1" into bay (5.5 x 3.4 into bay)

Kitchen / Dining Room

26'6" x 12'1" (8.1 x 3.7)

Utility Room

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

## FIRST FLOOR

Landing

Bedroom

11'9" x 11'5" (3.6 x 3.5)

En-Suite

Bedroom

11'9" x 10'9" (3.6 x 3.3)

Bedroom

11'9" x 7'10" (3.6 x 2.4)

Bedroom

10'9" x 8'2" (3.3 x 2.5)

Family Bathroom

## EXTERNALLY

Garage

14'9" x 7'6" (4.5 x 2.3)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast available

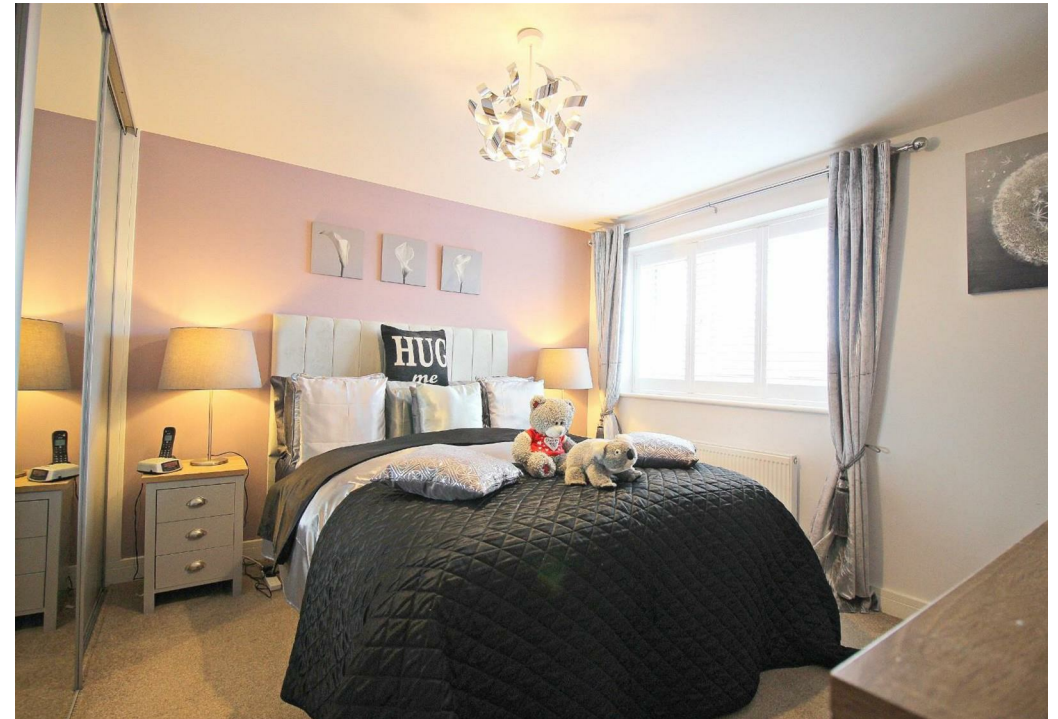
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead Band D - Approx. £2,451 p.a

Energy Rating: B

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.

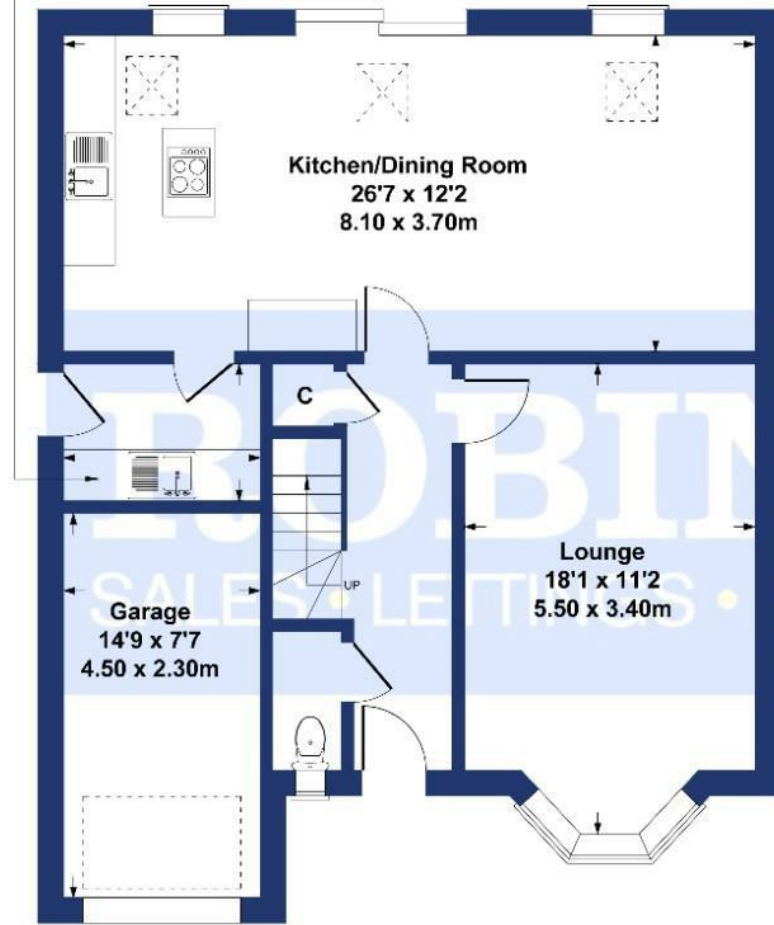




# Langdale

Approximate Gross Internal Area  
1410 sq ft - 131 sq m

Utility  
7'7 x 5'3  
2.30 x 1.60m



**GROUND FLOOR**



**FIRST FLOOR**

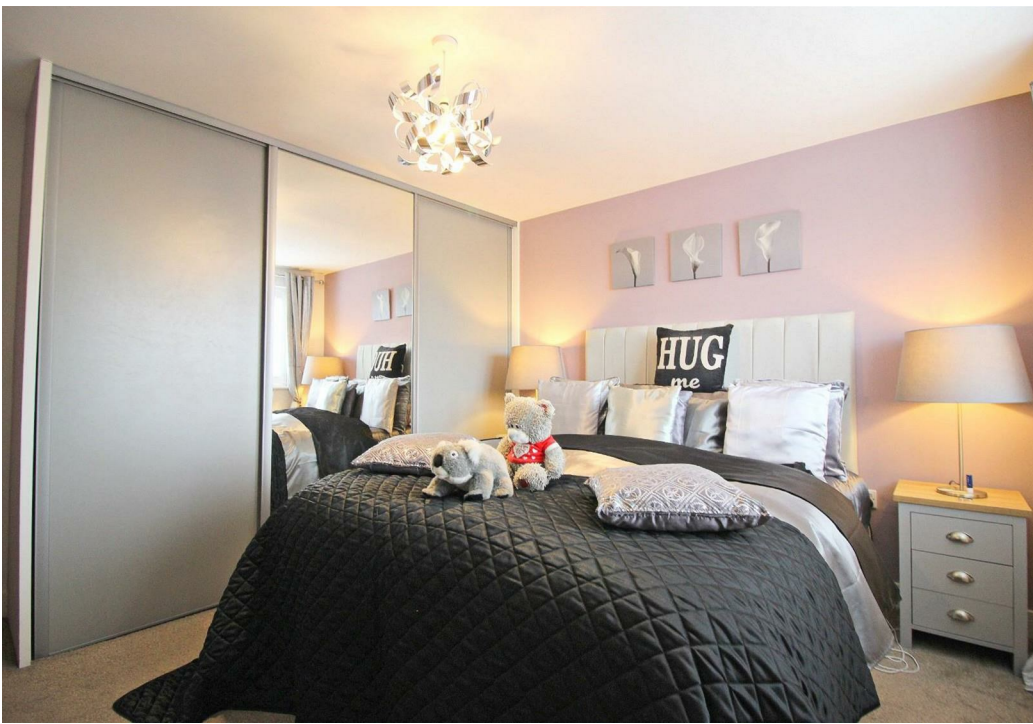
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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 | 85                      | 93        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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