



Elm Crescent, Birtley, DH3 1GH
4 Bed - House - Detached
£264,995

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Elm Crescent Birtley, DH3 1GH

Nestled in a serene countryside setting, this delightful detached executive home offers tranquillity with convenience, providing easy access to local amenities, transport services, and major road links. The property features beautifully presented living spaces ideal for family life and entertaining.

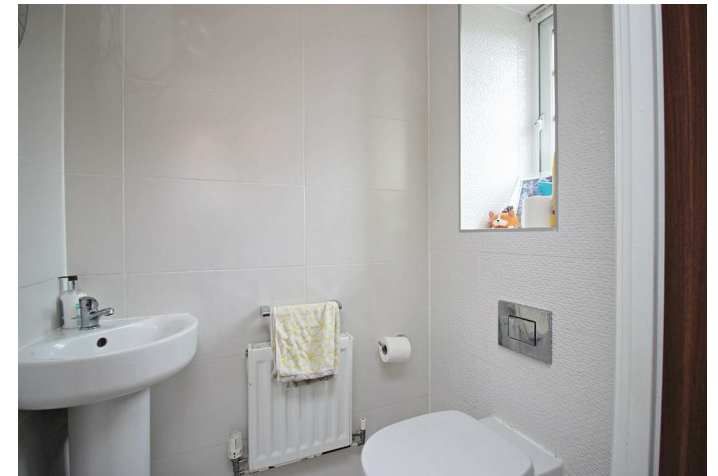
The welcoming entrance hallway leads to a generous dual aspect lounge with a double glazed bay window and bi-folding doors to the expansive rear garden.

The stunning dining kitchen is equipped with a range of wall and base units, work surfaces, and built-in appliances including a microwave, electric oven, gas hob, integrated fridge/freezer, and dishwasher. The adjacent utility room offers additional work surface and space for a washing machine, with access to the rear garden and a concealed combination boiler.

Upstairs, the master bedroom features modern sliding door wardrobes and countryside views, with an en-suite comprising a low-level WC, walk-in shower enclosure, hand wash basin, part-tiled walls, and a chrome ladder style central heating towel warmer. Three further bedrooms provide ample space. The stylish family bathroom includes a modern white suite with a panelled bath and mains-fed shower attachment, low-level WC, hand wash basin set to a vanity storage unit, and wall-mounted chrome ladder style central heating towel warmer.

Externally, a lawned garden fronts the property, with a driveway for off-street parking and a detached garage. The enclosed rear garden is mainly laid to lawn with paved patios, a paved pathway, mature shrubs, and a raised decked patio for additional seating.

This freehold property offers a perfect blend of modern living in a picturesque setting.













GROUND FLOOR

Entrance Hallway

Downstairs WC

Lounge

25'3" x 11'1" max (7.7 x 3.4 max)

Kitchen

11'5" x 10'2" (3.5 x 3.1)

Utility Room

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

FIRST FLOOR

Landing

Bedroom

11'1" x 10'2" max (3.4 x 3.1 max)

En-Suite

Bedroom

11'5" x 6'10" (3.5 x 2.1)

Bedroom

9'10" x 6'6" (3 x 2)

Bedroom

10'2" x 9'2" max (3.1 x 2.8 max)

Family Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 47 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: C



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.



Elm Crescent

Approximate Gross Internal Area
1539 sq ft - 143 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		90
(81-81)	B		
(69-80)	C	79	
(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	

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

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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