



Grasmere, Birtley, DH3 2JZ  
2 Bed - Bungalow - Semi Detached  
£210,000

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\* NO CHAIN \* RARELY AVAILABLE \* EXCELLENT POSITION  
\* CLOSE TO SHOP AND BUS ROUTES \* WELL PRESENTED  
INTERNALLY \* LOW MAINTENANCE GARDENS \* OFF  
STREET CAR PARKING \* GOOD SIZED ROOMS \*

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Gateshead County Council, Band C approx  
£1,968pa

Energy Rating: D

For sale with the added advantage of no onward chain, this charming two-bedroom semi-detached bungalow boasts an excellent presentation and a delightful location. Nestled in a desirable cul-de-sac, conveniently close to bus stops and local amenities, this property is certain to captivate prospective buyers.

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.

Internally, the accommodation comprises an entrance hallway, a welcoming living room, two bedrooms, a dining room/additional reception room, kitchen, and bathroom. Externally, the property offers off-street parking and well-maintained gardens to the front and rear, with the rear garden being generously sized and predominantly low-maintenance. Additionally, there is a compact garage/storage space.

Situated in the sought-after street of Grasmere, this residence appeals to a diverse range of buyers due to its proximity to schools, amenities, recreational facilities, and excellent transport links, including the nearby A1(M) highway, facilitating easy access to various towns and cities in the region. Early viewing is highly recommended to avoid disappointment.

Please note that the carpet in the second bedroom has been replaced since the photographs were taken in 2022.

### Entrance Hallway

### Lounge

15'5" x 11'5" (4.7 x 3.5)

### Kitchen

3.3 x 3.3 (0.91m.0.91m x 0.91m.0.91m)

### Dining / Reception Room

15'1" x 7'2" (4.6 x 2.2)

### Bedroom 1

11'5" x 7'6" (3.5 x 2.3)

### Bedroom 2

10'9" x 8'6" (3.3 x 2.6)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 57 Mbps



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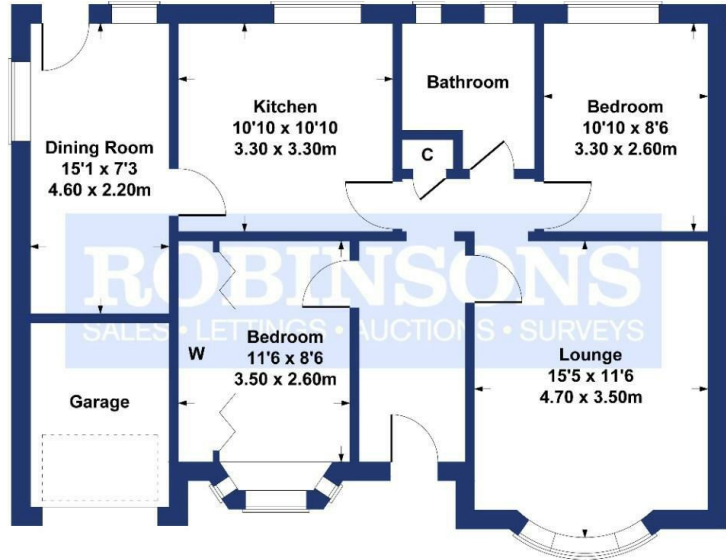
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Grasmere

Approximate Gross Internal Area  
861 sq ft - 80 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
105-120	A		87
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102-114	A		
81-101	B		
60-80	C		
39-59	D		
18-38	E		
-1-17	F		
-21-20	G		
Not environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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