



Leaffield Close, Birtley, DH3 1RX  
3 Bed - House - Detached  
Offers In The Region Of £220,000

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# Leaffield Close Birtley, DH3 1RX

\* NO CHAIN \* VERY SPACIOUS \* RARELY AVAILABLE DESIGN \* NICE VIEWS \* REAR GARDEN \* DRIVEWAY AND GARAGE \* LARGE CONSERVATORY \* EN-SUITE AND DOWNSTAIRS WC \*

We are delighted to present this modern three-bedroom detached family home, located in the traditionally sought-after area of Birtley. This property boasts a private driveway and garage, ensuring parking and storage space. The house features a spacious lounge, a contemporary kitchen/diner, and a large conservatory that floods the space with natural light, perfect for family gatherings or relaxation. There is also a downstairs WC.

Upstairs, the accommodation comprises a master bedroom with an en-suite, two additional bedrooms, and a family bathroom. Externally, the property has a small front garden/walkways, and rear garden, with the rear garden offering a perfect spot for enjoying the outdoors.

Birtley is a prime location, offering excellent transport links to both Durham and Newcastle, making it ideal for commuters. The area is also close to a range of local amenities, including shops, schools, and leisure facilities, ensuring all your needs are met within a short distance. This is a fantastic opportunity to secure a beautiful family home in a well-connected location.



















## GROUND FLOOR

### Hallway

### Downstairs WC

### Lounge

18'0" x 10'9" into bay (5.5 x 3.3 into bay)

### Kitchen / Diner

17'8" x 13'5" max (5.4 x 4.1 max)

### Conservatory

15'5" x 12'5" (4.7 x 3.8)

## FIRST FLOOR

### Landing

### Bedroom

13'5" x 8'10" max (4.1 x 2.7 max)

### En-Suite

### Bedroom

12'9" x 7'2" to wardrobes (3.9 x 2.2 to wardrobes )

### Bedroom

8'6" x 8'6" to wardrobes (2.6 x 2.6 to wardrobes)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 73 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

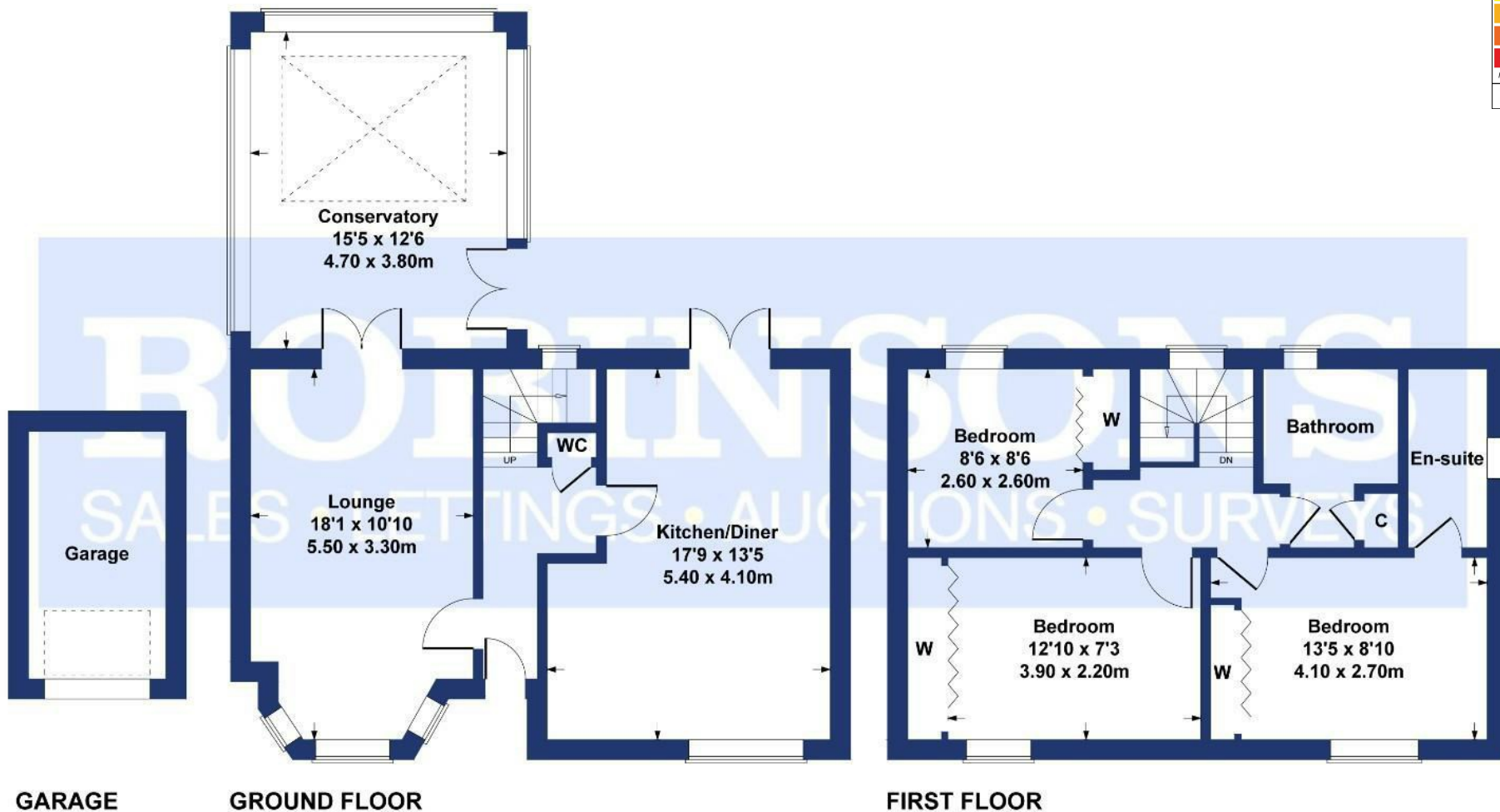
Energy Rating: C

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.

# Leaffield Close

Approximate Gross Internal Area  
1195 sq ft - 111 sq m  
(Excluding Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(49-60)	C	71	
(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	



**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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