

**Bede Way, Birtley, DH3 2BF**  
**3 Bed - House - Semi-Detached**  
**Offers Over £170,000**

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Located in the traditionally sought-after Vigo Development, this modern and spacious semi-detached home offers a superb living experience tailored for families and professionals alike. From its contemporary design to its practical layout, this property is ready to impress.

As you step through the entrance, you are welcomed by a stylish dining kitchen, thoughtfully designed with a range of modern wall and floor units, complemented by sleek worktops. The kitchen comes fully equipped with an integrated fridge-freezer, dishwasher, built-in oven, and hob with an extractor, as well as a breakfast bar and additional storage cupboards. A ground-floor WC, fitted with a modern suite, provides added convenience.

The lounge, situated at the rear of the property, is a true highlight. Bi-folding doors open onto the private garden, seamlessly blending indoor and outdoor spaces – perfect for entertaining or simply enjoying a moment of tranquillity. The garden itself is predominately laid to lawn, ideal for relaxing on warm evenings.

Upstairs, you'll find three well-proportioned bedrooms. The rear bedroom benefits from fitted sliding door wardrobes, while the others provide ample space for a variety of uses. The contemporary family bathroom boasts a modern suite, including a bath with shower over, a wash hand basin with vanity unit, and a low-level WC.

To the front of the property, there is parking available for multiple vehicles, ensuring practicality for day-to-day life. Located within easy reach of Birtley's amenities and excellent transport links, this home combines convenience with style.

This property must be viewed to be fully appreciated – an exceptional opportunity to own a modern home in a popular location.

#### **Kitchen**

#### **W.C**

#### **Lounge**

#### **FIRST FLOOR**

#### **Bedroom**

#### **Bedroom**

#### **Bedroom**

#### **Bathroom**

#### **EXTERNAL**

#### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, 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.







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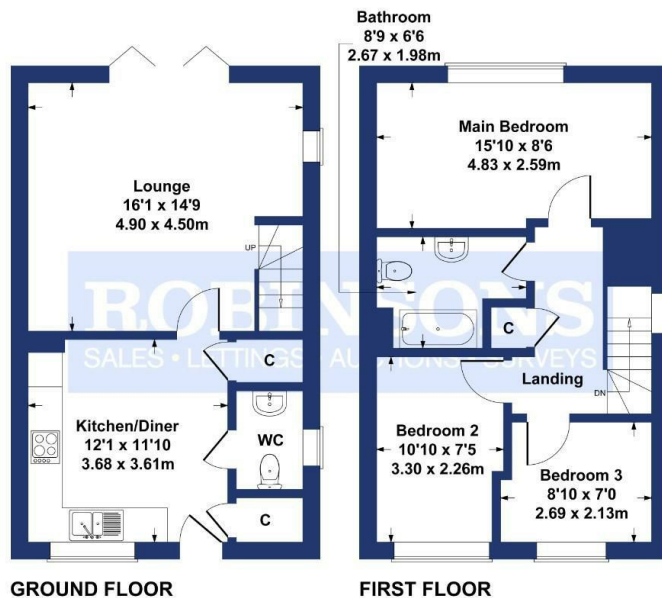
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**Bede Way**  
Approximate Gross Internal Area  
863 sq ft - 80 sq m



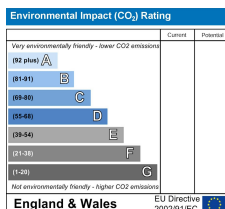
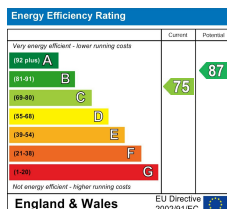
GROUND FLOOR

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.

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