



North Dene, Birtley, DH3 1QA
3 Bed - House - Semi-Detached
Offers Over £170,000

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* NO CHAIN * SOUGHT AFTER NORTH DENE DEVELOPMENT * GREAT VIEWS * LARGE GARDEN, GARAGE & OFF-STREET PARKING * PERFECT FOR FIRST TIME BUYERS OR FAMILIES * VIEWING ESSENTIAL *

Tucked away in the popular North Dene development, this three-bedroom semi-detached home is ideal for those looking for a comfortable and practical place to settle down. Set back from the road with a pedestrianised frontage, the home offers added peace and privacy while still being just a short walk from local shops, schools and transport links.

The property opens into a bright, welcoming hallway which leads through to two generous reception rooms – a cosy lounge and a separate dining area, perfect for entertaining or family meals. The kitchen is modern and well-fitted, has space for a small table, and access to the side of the property.

Upstairs, you'll find three good-sized bedrooms, all flooded with natural light, and a practical wet room style shower bathroom. Outside, the home sits on a private plot with well-maintained gardens to the front and rear, including a great size back garden with patio area – ideal for kids to play or for enjoying summer evenings.

Additional benefits include a separate garage and off-street parking, gas central heating, and a Freehold title. You're also in the close to Birtley East Community Primary School and perfectly placed for commuters with easy access to the A1(M) and regular public transport links.

A fantastic opportunity in a popular location, early viewing is strongly recommended to avoid missing out.

Hallway

Lounge

Dining Room

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band C - Approx. £2,292 p.a

Energy Rating: D

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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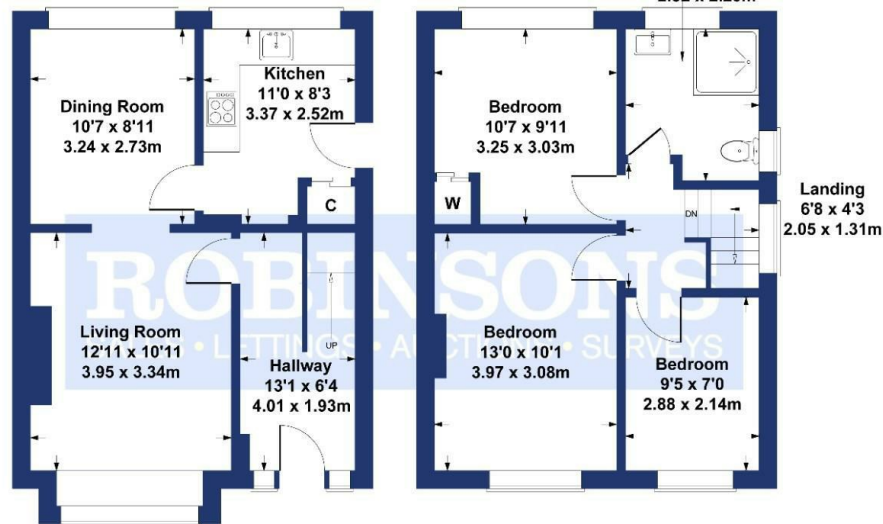
Strategic Marketing Plan

Dedicated Property Manager

North Dene

Approximate Gross Internal Area
872 sq ft - 81 sq m

Bathroom
8'3 x 7'2
2.52 x 2.20m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		68	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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