



Croftside, Birtley, DH3 1LZ
3 Bed - House - Semi-Detached
£87,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Croftside Birtley, DH3 1LZ

* NO CHAIN * TWO RECEPTION ROOMS * ENCLOSED REAR GARDEN *

Offered to the market with no onward chain and immediate vacant possession, this well-positioned three bedroom semi-detached home features spacious living areas and an enclosed rear garden ideal for families or first-time buyers.

The internal layout comprises an entrance hallway, a bright and generously sized lounge with dual aspect windows allowing for plenty of natural light, a separate dining room, and a kitchen leading through to a rear lobby.

Upstairs there are three good-sized bedrooms and a family bathroom.

Externally the property enjoys an enclosed rear garden offering a space for children or entertaining, along with an open front garden that includes a useful storage area.

Croftside is a popular residential street in Birtley, offering a convenient location with excellent access to local amenities, schools, and transport links. It's ideally placed for commuting across the region with the A1(M) just a short drive away, and Chester-le-Street, Washington, and Newcastle all within easy reach. There are supermarkets, cafes, and parks nearby, as well as good public transport connections for added convenience.









GROUND FLOOR

Lounge

17'4" x 11'5" (5.3 x 3.5)

Dining Room

11'1" x 10'5" (3.4 x 3.2)

Kitchen

11'1" x 6'6" (3.4 x 2)

FIRST FLOOR

Bedroom

11'5" x 11'1" (3.5 x 3.4)

Bedroom

11'5" x 9'2" (3.5 x 2.8)

Bedroom

8'6" x 7'10" (2.6 x 2.4)

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Please check with your supplier.

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,719 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.

Croftside

Approximate Gross Internal Area
947 sq ft - 88 sq m

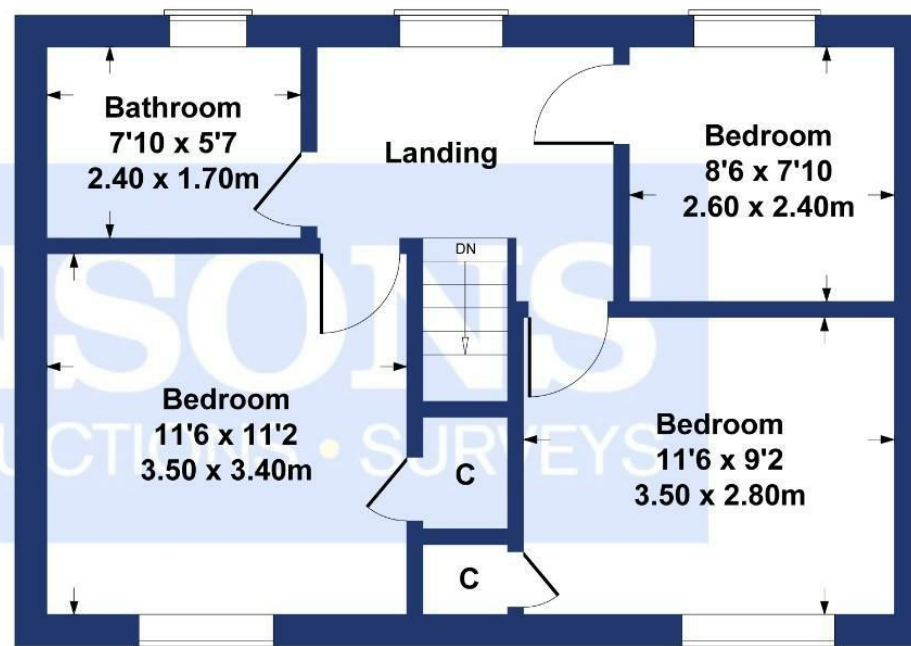
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

84

70



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.

Produced by Potterplans Ltd. 2025

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.

