



Kinross Close, Birtley, DH3 2HG  
3 Bed - House - Semi-Detached  
Offers Over £140,000

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## Kinross Close Birtley, DH3 2HG

This attractive semi-detached property provides a well-presented and ready-to-move-into home, ideal for families or first-time buyers looking for something with style and space. On entering, the welcoming hallway leads into a comfortable lounge, with the heart of the home found in the modern dining kitchen, perfectly suited for everyday living as well as entertaining. Upstairs, there are three generously sized bedrooms alongside a sleek family bathroom.

Outside, the property enjoys an enclosed garden to the front with a decked seating area, while to the rear there is a private garden offering an excellent space to unwind or spend time with family and friends.

Kinross Close sits in a convenient location within Birtley, well placed for local shops, schools and everyday amenities. Excellent transport connections are close by, with easy road links to Gateshead, Newcastle, Durham and beyond, making it an appealing choice for commuters as well as those wanting good access to nearby towns and cities.



















## GROUND FLOOR

### Hallway

### Lounge

15'1" x 12'1" (4.6 x 3.7)

### Dining Kitchen

19'4" x 9'2" (5.9 x 2.8)

## FIRST FLOOR

### Landing

### Bedroom

13'5" x 11'5" (4.1 x 3.5)

### Bedroom

10'9" x 9'2" (3.3 x 2.8)

### Bedroom

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 5 Mbps, Superfast 35 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

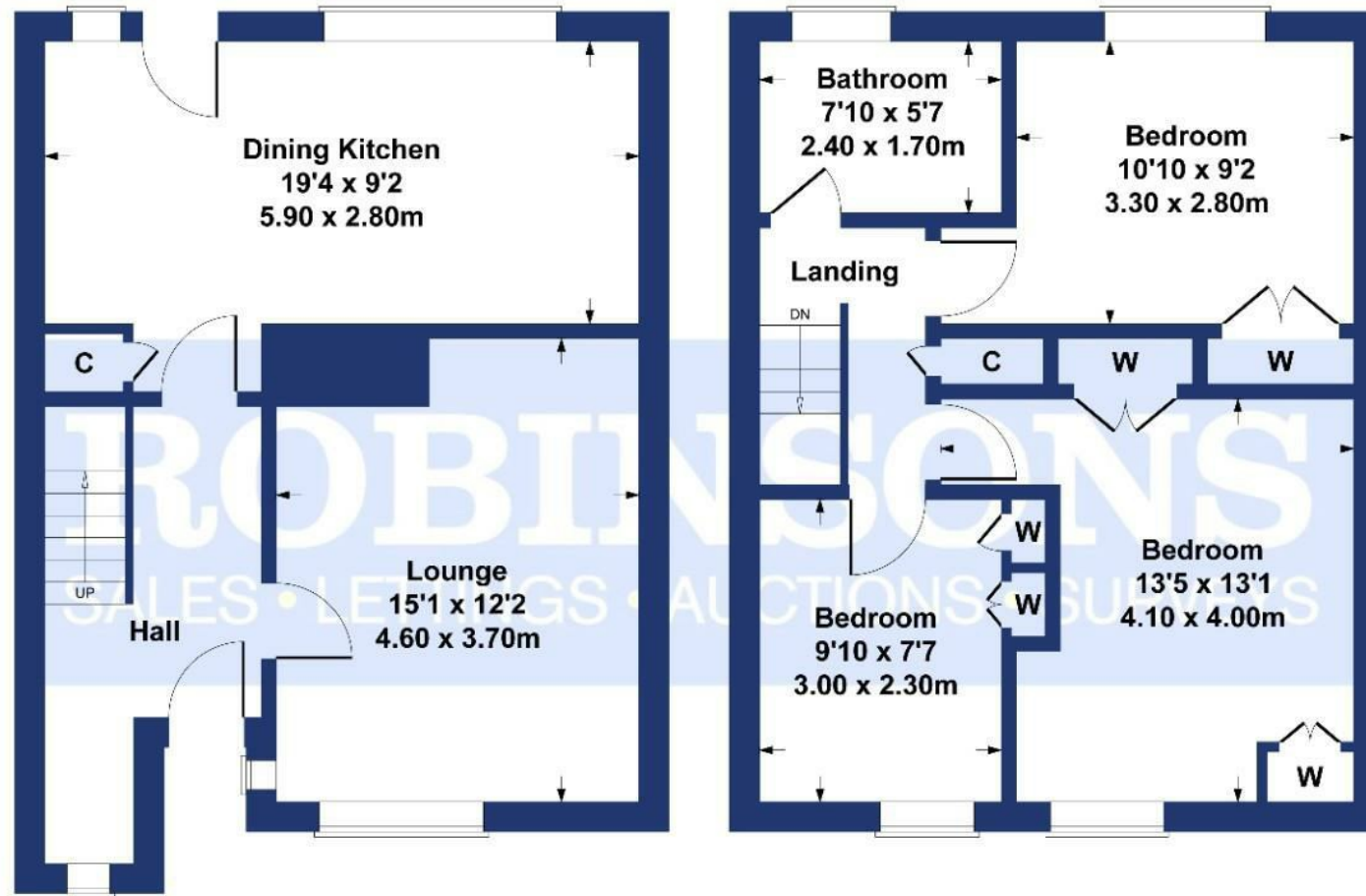
Council Tax: Durham County Council, Band A - Approx. £1,719 p.a

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.

# Kinross Close

Approximate Gross Internal Area  
947 sq ft - 88 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	78
EU Directive 2002/91/EC		

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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