



Beamish View, Birtley, DH3 1RS  
6 Bed - House - Detached  
£450,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Beamish View Birtley, DH3 1RS

\* NO CHAIN \* LARGE PLOT WITH PRIVATE GARDEN \* FANTASTIC EXTENSION TO REAR \* HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT \* SUPERB FAMILY LIVING AREA \* DRIVEWAY AND DOUBLE GARAGE \*

This impressive six bedroom detached house has been thoughtfully upgraded and extended by our client, including a fantastic refitted kitchen, bathroom and en-suites, as well as a substantial rear extension creating an outstanding open plan living space. The property occupies a generous corner plot with a pleasant outlook and views towards the Angel of the North, complemented by a large driveway providing parking for several cars and a detached double garage with electric doors.

The internal layout briefly comprises welcoming hallway, downstairs WC, sitting room, study, and a superb 'L' shaped open plan area to the rear incorporating the kitchen, dining area and family room with feature fireplace. The kitchen and family area benefit from bi-fold doors opening onto the garden, while the family room also features large windows and Velux windows, allowing ample natural light to flood the space. A useful utility room completes the ground floor.

To the first floor are four well-proportioned bedrooms, the principal with en-suite, plus a modern family bathroom.

The second floor offers two further double bedrooms, one with its own en-suite. All bedrooms are of an excellent size, and the home is very well presented throughout.

Externally, the property enjoys a private rear garden with a patio area and a large lawn, ideal for family use and entertaining. The corner position enhances both the sense of space and privacy, making the outdoor areas a real highlight.

Beamish View in Birtley is a highly regarded development, well placed for access to Chester-le-Street, Gateshead and Newcastle. It offers convenient links to the A1(M) for commuting, as well as being close to local shops, schools and amenities. An excellent location for families seeking both practicality and leisure opportunities.























**GROUND FLOOR**

**Hallway**

**Downstairs WC**

5'2" x 3'3" (1.6 x 1)

**Sitting Room**

11'9" x 8'10" (3.6 x 2.7)

**Study**

9'6" x 8'2" (2.9 x 2.5)

**Utility**

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

**Dining Area**

15'8" x 11'9" (4.8 x 3.6)

**Lounge / Family Room**

17'0" x 15'1" (5.2 x 4.6)

**Kitchen**

14'1" x 12'1" (4.3 x 3.7)

**FIRST FLOOR**

**Landing**

**Bedroom**

12'1" x 10'2" (3.7 x 3.1)

**En-Suite**

6'6" x 6'2" (2 x 1.9)

**Bedroom**

12'5" x 9'2" (3.8 x 2.8)

**Bedroom**

11'1" x 9'2" (3.4 x 2.8)

**Bedroom**

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

**Bathroom**

9'10" x 7'10" (3 x 2.4)

**SECOND FLOOR**

**Landing**

**Bedroom**

15'5" x 14'5" (4.7 x 4.4)

**En-Suite**

6'10" x 6'2" (2.1 x 1.9)

**Bedroom**

14'9" x 9'2" (4.5 x 2.8)

**EXTERNALLY**

**Double Garage**

18'4" x 17'8" (5.6 x 5.4)

**AGENT'S NOTES**

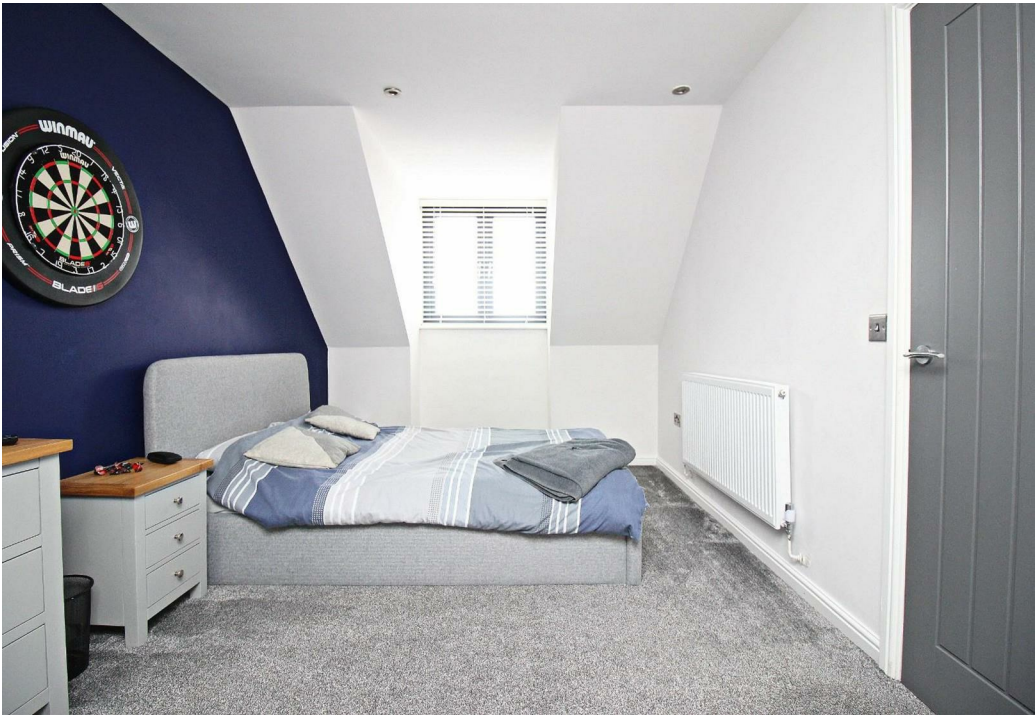
Electricity Supply: Mains

Water Supply: Mains

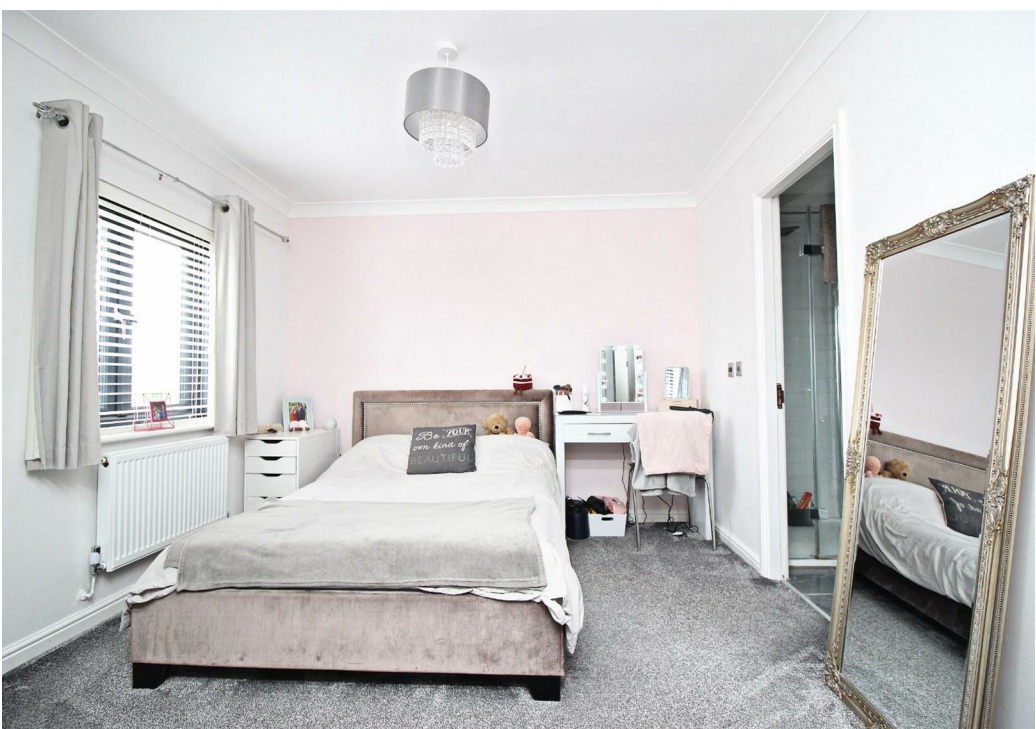
Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 67 Mbps, Ultrafast 1,800 Mbps



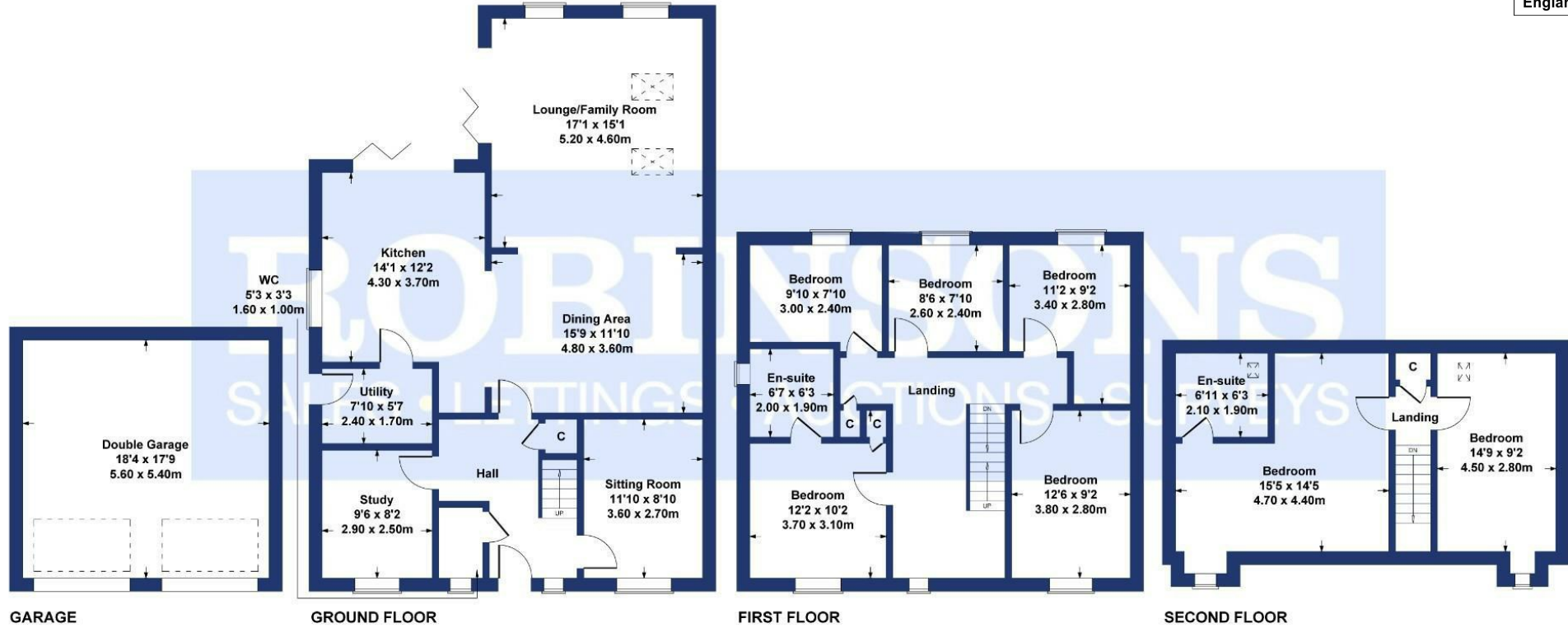






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

**Beamish View**  
Approximate Gross Internal Area  
2497 sq ft - 232 sq m



**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

















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