



Lydford Way, Birtley, DH3 2LT  
4 Bed - House - Detached  
£230,000

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# Lydford Way Birtley, DH3 2LT

\* NO CHAIN \* FORMERLY TWO PROPERTIES INTO ONE \* LARGE PLOT WITH PRIVATE GARDENS \* DOUBLE GARAGE WITH STUDY SPACE \* LOFT ROOMS \* REQUIRES UPDATING THROUGHOUT \*

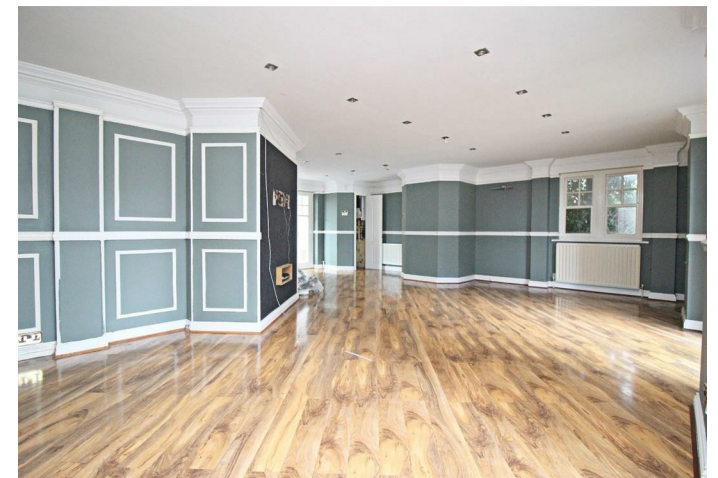
Offered for sale with no onward chain, this substantial home presents a rare opportunity and offers enormous potential. Formerly two properties combined into one, the house occupies a large plot with private and sizeable gardens to both the front and rear, as well as a double garage that includes a useful study space. While updating is required throughout, the property offers generous proportions and excellent scope for improvement or reconfiguration.

The floor plan comprises an entrance porch, hallway, large L-shaped lounge, conservatory and kitchen. To the first floor there are four bedrooms, one with an en suite, along with a family bathroom. The landing provides access to a loft space that includes two boarded-out loft rooms, offering additional storage.

Externally, the property benefits from extensive outdoor space, with a large private gardens and a double garage.

Lydford Way is located within a pleasant and established residential area of Birtley, close to a range of local amenities including shops, supermarkets, cafés, pubs and schools. The town offers excellent transport connections via the A1(M), providing easy access to Chester le Street, Gateshead, Durham and Newcastle.

Regular bus services operate nearby, and there are leisure facilities within walking distance. The area also enjoys access to nearby countryside and walking routes, including paths around the Lamesley Valley and the Angel of the North. This property offers a superb opportunity for those seeking a spacious home to modernise and make their own, in a convenient and well-connected location.













#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 75 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band D - Approx. £2,578 p.a

Energy Rating: D

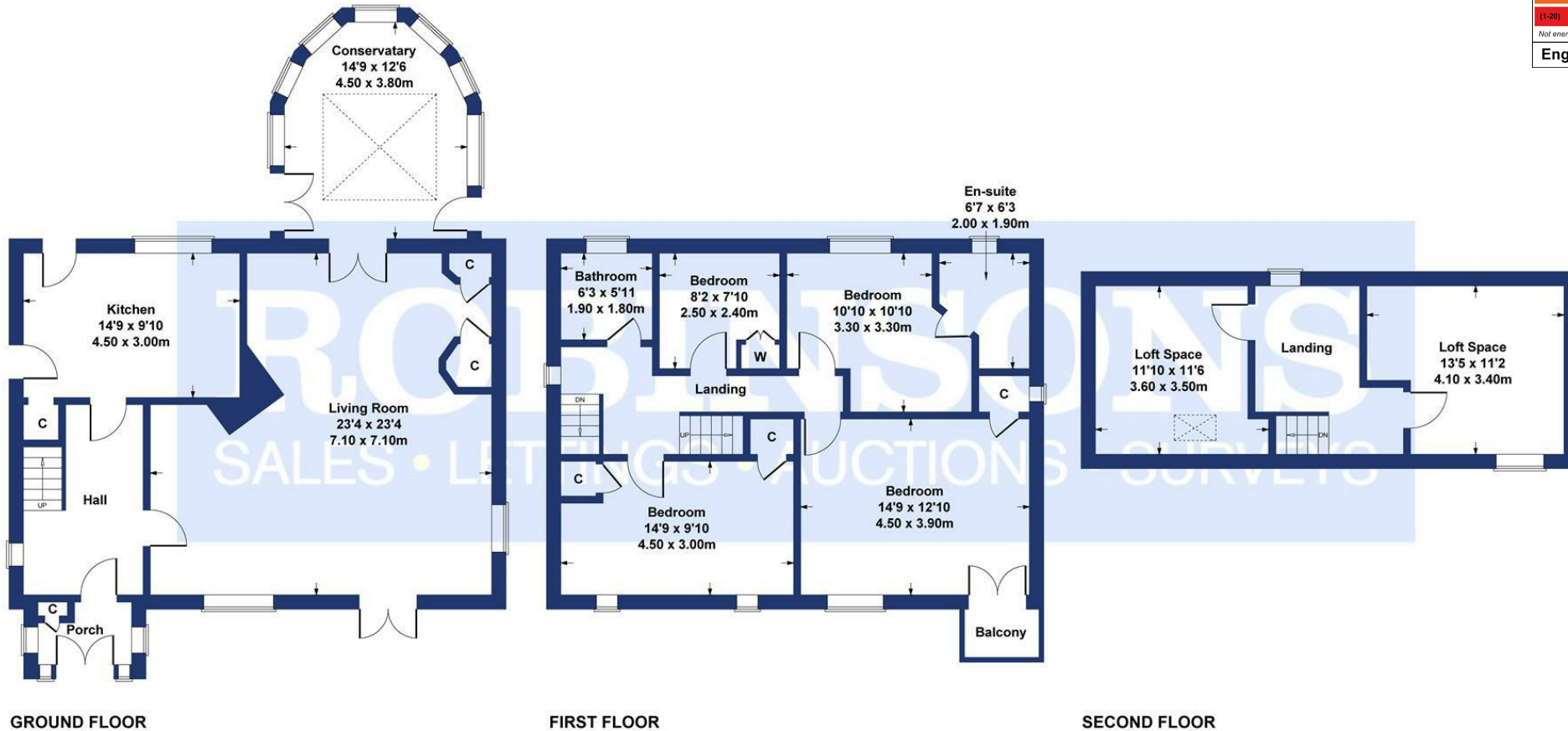
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





**Lydford Way**  
Approximate Gross Internal Area  
2067 sq ft - 192 sq m

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | 63                      | 73        |
|                                             | EU Directive 2002/91/EC |           |



**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.

