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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Valley View

BIRTLEY, CHESTER LE STREET, DH3 1PN

OFFERS OVER

£149,950

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Valley View, Birtley

OFFERS OVER £149,950 · FREEHOLD

Signature North East is delighted to present this charming three-bedroom semi-detached home nestled within the highly sought-after area of County Durham. This property boasts spacious rooms throughout, benefiting from a convenient location that offers proximity to a wealth of useful amenities, including local shops, excellent eateries, schools, and convenient transportation links to both Newcastle and Sunderland city centres. This residence presents an excellent opportunity for those seeking a well-located and inviting home.

Upon entering this property, you are welcomed by a delightful vestibule that seamlessly transitions to a central hallway, granting access to the main principal rooms. First, you step into the generous living room, featuring a fireplace with a surround that exudes cosiness. From here, you are led to the dining room. Bathed in natural light streaming through the French doors, this room offers ample space for a family dining table and any desired furnishings, providing the perfect spot to sit and overlook the garden. Continuing from the dining room, you enter the kitchen area, fitted just last year, where a plethora of storage space is provided through attractive wall and base units, complemented by sleek black worktops. The ground floor is completed by a conveniently located shower room featuring a walk-in shower and W.C.

Ascending to the first floor, you will discover three generously sized bedrooms, two of which are adorned with fitted wardrobes and can easily accommodate a double bed along with any desired furnishings. The third bedroom offers a versatile space with the potential to be turned into an office or dressing room, depending on your needs. Completing the first floor is the tasteful main bathroom, fitted just two years ago. It includes a walk-in shower, a vanity with a hand basin, and a W.C.





KEY FEATURES

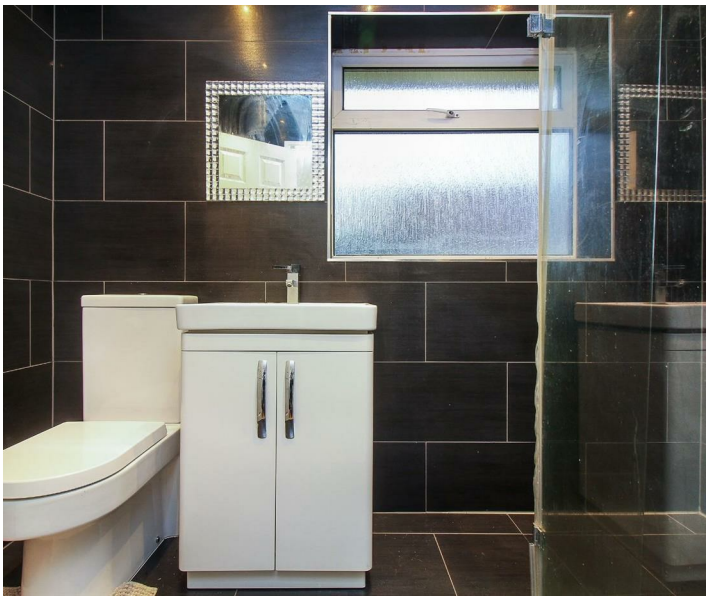
- Three-bedroom semi-detached home
- Popular Birtley location
- Living room with fireplace
- Dining room with French doors
- Walk-in shower room
- Rear garden with fruit trees & patio
- Driveway parking for three cars

- Council Tax Band A
- EPC Rating









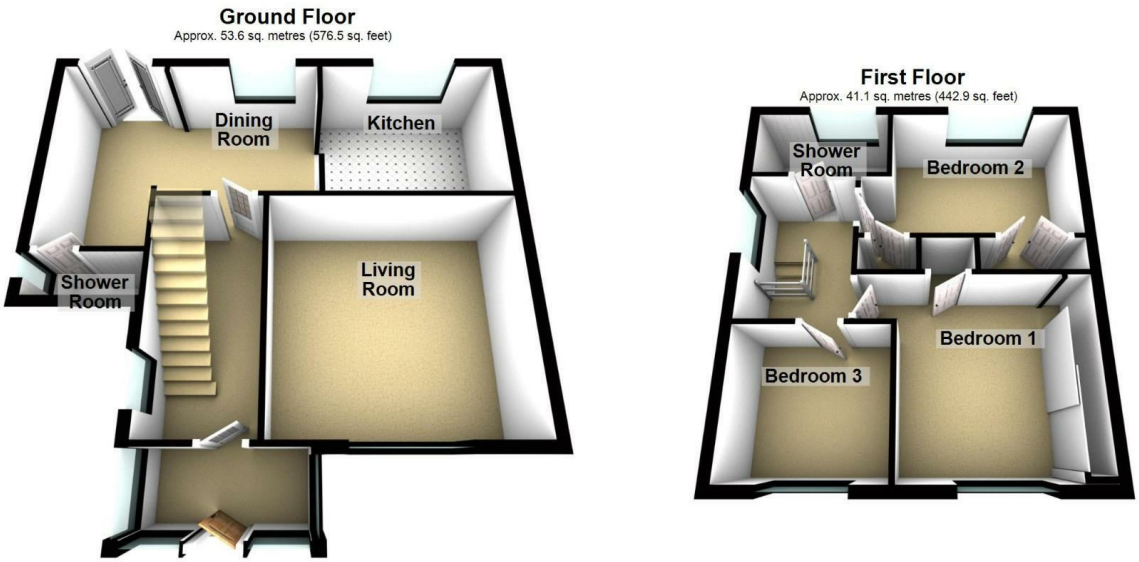


ACCOMMODATION

Room Dimensions

Living Room	4.15 x 3.98 (13'7" x 13'0")	Bedroom One	4.03 x 3.38 (13'2" x 11'1")
Dining Room	4.74 x 3.74 (15'6" x 12'3")	Bedroom Two	4.03 x 2.6 (13'2" x 8'6")
Kitchen	3.2 x 2.7 (10'5" x 8'10")	Bedroom Three	2.65 x 2.48 (8'8" x 8'1")
Shower Room	1.88 x 0.76 (6'2" x 2'5")	Shower Room	2.52 x 1.32 (8'3" x 4'3")

FLOOR PLAN



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

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