BELL
ESTATE AGENTS

FOR SALE







11 The Avenue, Birtley, Chester Le Street, DH3 1AA

Offers Over £269,950

- Impressive Four-Bedroom Family Home Arranged Over Three Floors
- Substantial Dormer Loft Conversion with En-Suite Shower Room
- Spacious Bay-Fronted Lounge with Feature Fireplace and Shutters
- Stylish Modern Kitchen with Central Island and Breakfast Seating
- Approximately 1,646 Sq Ft of Spacious and Versatile Accommodation
- Beautiful Original Features Including Period Fireplaces and Decorative Cornicing
- Generous Separate Dining Room with French Doors Opening onto the Garden
- Two Generous First-Floor Double Bedrooms and Contemporary Family Bathroom



THE PROPERTY

An impressive and beautifully presented four-bedroom family home, offering approximately 1,646 sq ft of accommodation, a substantial dormer loft conversion and a wonderful blend of original character and modern living.

This attractive traditional property offers generous accommodation across three floors, retaining charming period features including decorative cornicing, fireplaces and high ceilings.

The welcoming entrance hallway leads into a spacious lounge with an attractive bay window, shutters, feature fireplace and original detailing. The separate dining room provides an excellent space for family gatherings, with a delightful glazed bay and French doors opening onto the rear garden.

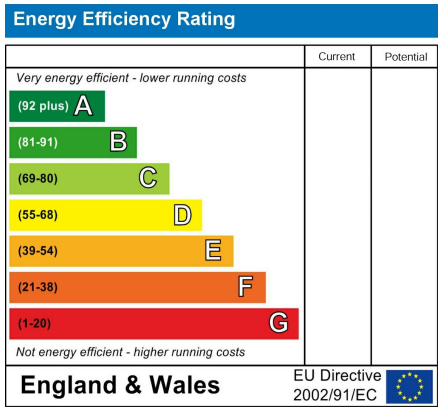
The stylish kitchen features contemporary cabinetry, wooden worktops and a central island with breakfast seating. A separate utility room provides additional storage and laundry facilities, alongside a convenient ground-floor WC.

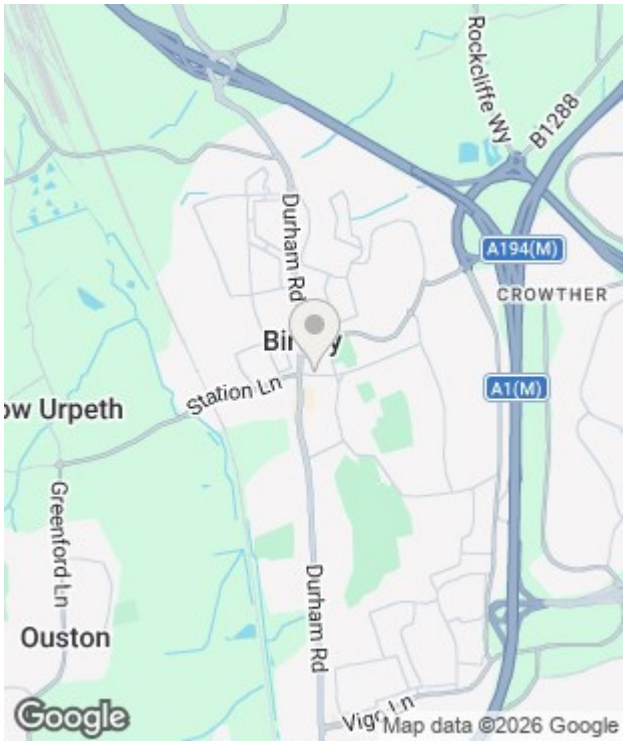
The first floor offers two generously proportioned double bedrooms, both featuring attractive period fireplaces and fitted storage. A third bedroom provides an ideal nursery, child's bedroom or home office. The spacious family bathroom includes a bath, separate walk-in shower, WC and wash basin.

The impressive dormer loft conversion creates a substantial fourth bedroom, extending approximately 23 ft in length, with space for a seating area and its own modern en-suite shower room.

Externally, the property benefits from a block-paved driveway and a beautifully maintained rear garden with lawn, established planting, patio seating areas and a versatile timber garden room.

The Avenue is an established residential street within Birtley's historic conservation area, characterised by attractive period homes dating largely from the early 20th century. Conveniently positioned for Birtley's shops, schools and amenities, the location also offers excellent access to the A1, Gateshead, Newcastle and Chester-le-Street.





488 Durham Road, Gateshead, Tyne & Wear, NE9 6HU
Tel: 0191 491 4915 Email: info@bell-estateagents.co.uk