



GORDON BROWN  
SALES & LETTING



## 76 North Dene, Chester Le Street, DH3 1QD

Offers Over £185,000

Welcome to North Dene, a charming family home situated in the desirable neighborhood of Birtley. This well-presented three-bedroom semi-detached house offers an ideal location with excellent access to Low Fell, and convenient commuting links to the wider region, including close proximity to the A1. Upon arrival, you are greeted by an inviting entrance porch, setting the tone for the warmth and comfort that awaits within. Step inside, and a hallway leads you into the heart of the home. The lounge provides a space for relaxation and entertaining, while the lovely open plan kitchen with a dining area offers a perfect setting for family meals and social gatherings. One of the highlights of this property is the double-glazed conservatory, providing a tranquil space to enjoy views of the delightful rear garden. Immerse yourself in the beauty of nature as you overlook the well-maintained grounds, and a wooded area that borders the Dene creating a serene and picturesque backdrop. The first floor spacious landing leads to a modern shower room/wc and three comfortable bedrooms, providing ample space for a growing family. In addition to its interior charms, North Dene boasts practical features, including a garage and a driveway that offers off-road parking. The front and rear gardens are beautifully landscaped, providing a welcoming and peaceful environment for outdoor activities and relaxation. With its excellent location, well-presented interiors, and delightful gardens, North Dene is the perfect place to call home. Don't miss the opportunity to make this wonderful property your own and experience the joys of family living in this desirable area. LEASEHOLD COUNCIL TAX BAND C

**ENTRANCE PORCH**  
5'8" x 5'6" (1.73 x 1.69)

**HALLWAY**  
11'5" x 6'6" (3.48 x 1.99)



**LOUNGE**  
13'1" x 10'10" (3.99 x 3.32)



**KITCHEN / DINING AREA**  
17'10" x 10'5" (5.45 x 3.19)

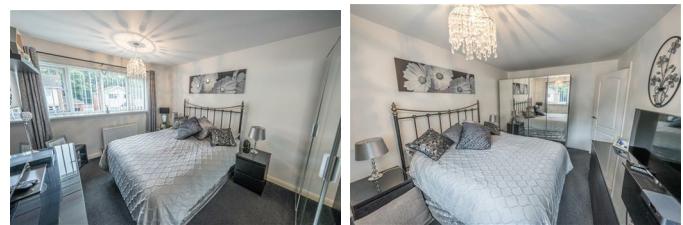


**CONSERVATORY**  
10'2" x 9'3" (3.11 x 2.84)



**FIRST FLOOR LANDING**

**BEDROOM ONE**  
12'11" x 9'11" (3.94 x 3.03)



**BEDROOM TWO**  
11'1" x 9'11" (3.38 x 3.03)



**BEDROOM THREE**  
9'4" x 7'4" (2.87 x 2.25)



**SHOWER ROOM/WC**  
7'10" x 7'3" (2.41 x 2.23)



**GARAGE**

## EXTERNAL



### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

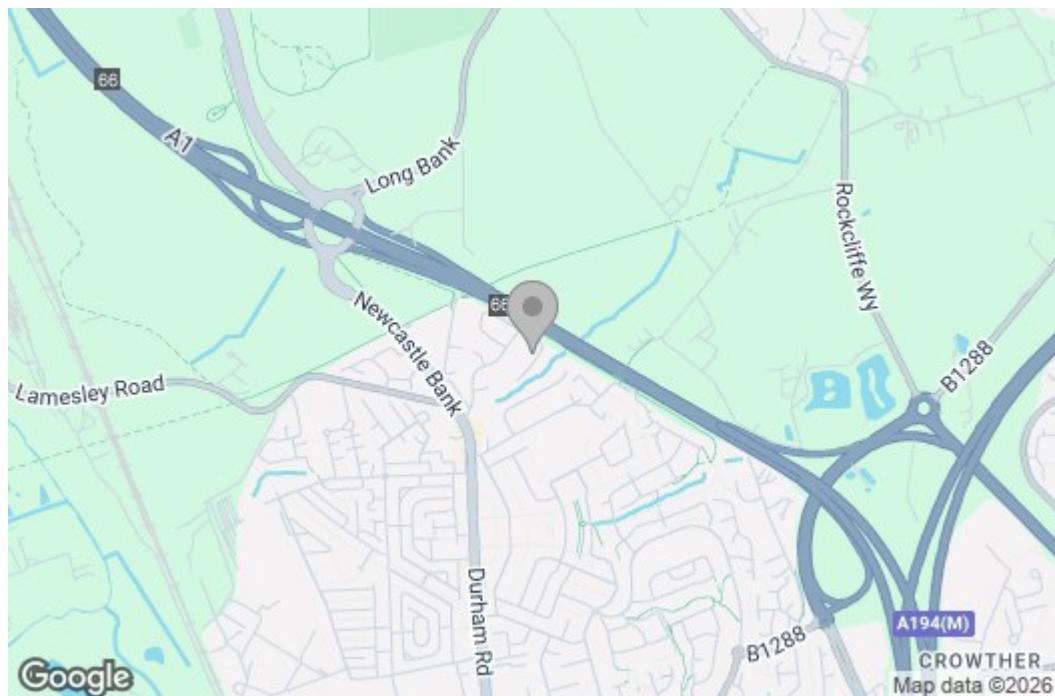
## Floor Plan



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The information contained in this plan is for guidance only and is not a contract for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.