



**Durham Place
Birtley
Chester le Street
Tyne and Wear
DH3**

Offers in Excess of £260,000

bettermove

Durham Place Chester le Street

Bettermove are proud to present this 4 bedroom detached house in Birtley.

This property benefits from double glazing, and gas central heating throughout, with off road parking available for multiple cars, via the driveway, and garage.

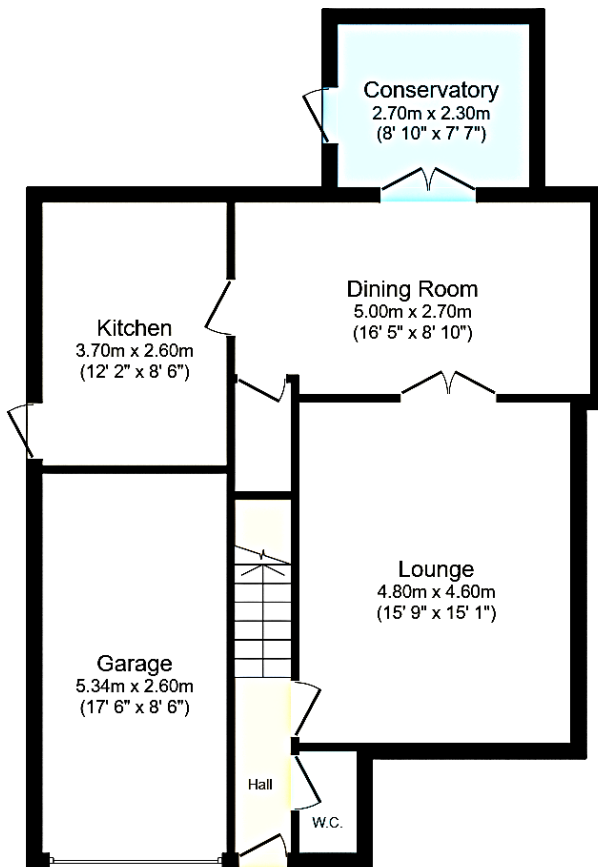
The council tax band is D.

The interior of this well-presented property comprises a welcoming entrance hall, a spacious living room with double doors opening into a dining room, fitted kitchen and a bright conservatory overlooking the garden, and WC on the ground floor.. The first floor consists of four well-sized bedrooms, including a principal bedroom with en-suite bathroom, alongside a family bathroom. The exterior boasts an expansive rear garden, with both lawn, decking, and patio areas, perfect for enjoying the summer months and offering potential for extension (subject to permissions).

Located in the popular town of Birtley, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Chester-le-Street train station, a variety of local bus routes, and quick access to the A1(M).

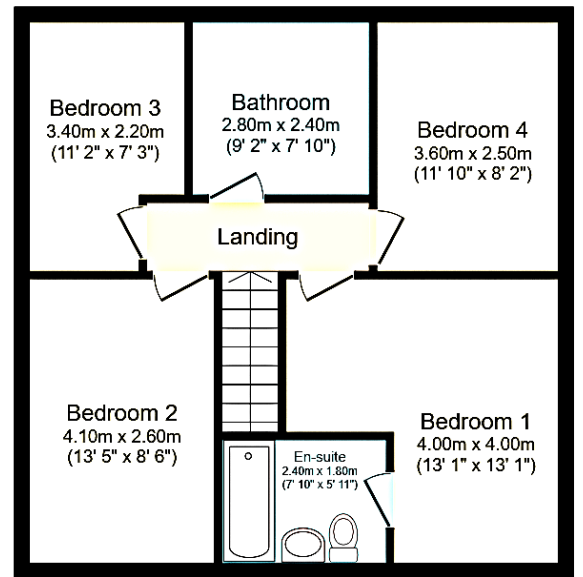
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor

Floor area 70.7 sq.m. (761 sq.ft.)



First Floor

Floor area 56.4 sq.m. (607 sq.ft.)

Total floor area: 127.1 sq.m. (1,369 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	69	70
England, Scotland & Wales	EU Directive 2002/91/EC	



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