



Bewicke View, Birtley, DH3 1RU  
3 Bed - House - Semi-Detached  
£190,000

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# Bewicke View

## Birtley, DH3 1RU

\* BEAUTIFULLY PRESENTED \* EXCELLENT CUL DE SAC POSITION \* TWO RECEPTION ROOMS \* LARGE FAMILY KITCHEN \* SPACIOUS REAR GARDEN \* EN-SUITE FACILITIES \*

Available to purchase is this immaculately presented three bedroom family home which is positioned within a quiet cul de sac on this modern, well established, and traditionally sought after residential development.

The spacious home should suit the needs of a wide variety of buyers, as it has two reception rooms, a large family kitchen, en-suite and downstairs WC, and a well sized rear garden.

Briefly comprising of: entrance hallway with cloakroom wc, spacious living room, separate family room with large storage area, and a kitchen with attached dining area and walk-in bay window. On the first there are three bedrooms, the master being of exceptional size with en-suite, and a white suite family bathroom. The rear garden provides the perfect place to relax. To the front is a further lawned garden, and driveway.

Bewicke View is in the traditionally popular town of Birtley approximately 6 miles from Newcastle City Centre, 4 miles from Chester le Street and 5 miles to the Metrocentre. The property has good access to schools, amenities, recreational facilities, and major motoring links particularly the A1(M) highway making it a superb purchase.

Council Tax Band C















**Entrance Hallway**

**Downstairs W.C**

**Living Room**

**Family Room**

**Kitchen/Diner**

**FIRST FLOOR**

**Bedroom 1**

**En-Suite Shower Room**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

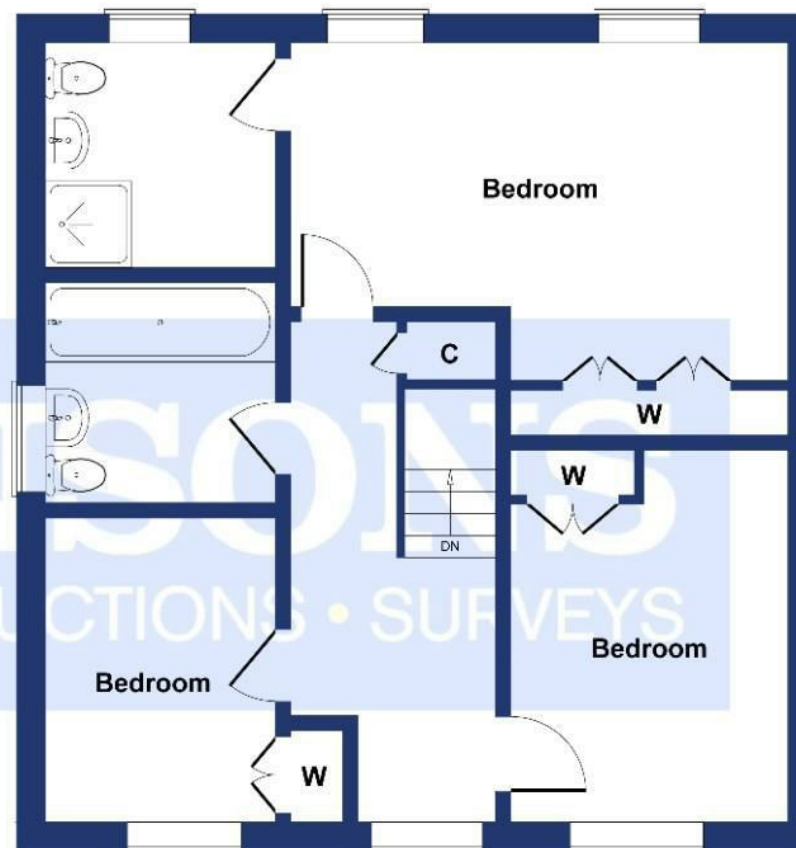
**EXTERNAL**



## Bewicke View



**GROUND FLOOR**



**FIRST FLOOR**

### 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.





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