



Poplar Crescent, Birtley, DH3 1EH
2 Bed - House - Mid Terrace
£74,950

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*** NO CHAIN * RARELY AVAILABLE * WELL PRESENTED ***

An excellent opportunity to purchase this rarely available style home in the traditionally popular town of Birtley on the outskirts of Chester le Street and Newcastle.

The floorplan comprises of: porch, lounge with bay window, attractive kitchen, shower room/WC and two bedrooms. At the rear of the property is a garden and to the front is a driveway with off-street parking.

Poplar Crescent is in the traditionally popular village of Birtley approximately 7 miles from Newcastle City Centre, 3 miles from Chester le Street and 6 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.

The home has gas fired central heating, uPVC double glazing and can be viewed 7 days a week via our Chester le Street office on 0191 387 3000.

EPC Rating: D



GROUND FLOOR

Entrance Porch

Living Room

13'11 x 12'9 (4.24m x 3.89m)

Kitchen

13'11 x 9'0 (4.24m x 2.74m)

FIRST FLOOR

Bedroom One

11'11 x 9'6 (3.63m x 2.90m)

Bedroom Two

10'5 x 6'11 (3.18m x 2.11m)

Shower Room / WC

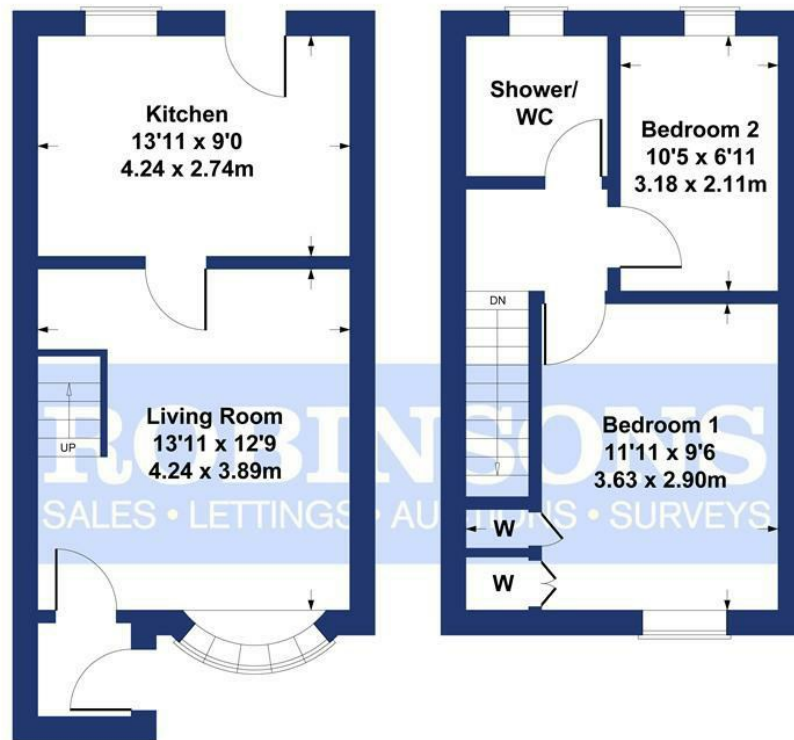




Poplar Crescent

Approximate Gross Internal Area

619 sq ft - 58 sq m





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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 ₂) Rating			
Current			
Potential			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.