



46 Beamish View, Birtley, DH3 1RS

£239,950

**** Guaranteed income from solar panels which are owned **** Spacious and well presented detached house situated on Beamish View within this desirable area of Birtley. The property has benefited from a new boiler installed in 2016. The accommodation comprises: entrance hallway, sitting room, living room with a living flame effect fire, breakfasting kitchen with an integrated oven, dishwasher and fridge, a handy utility room and downstairs w/c. the first floor landing provides access into the master bedroom with built in wardrobes and an en-suite, three further bedrooms, all with fitted wardrobes, family bathroom. There is a garden, driveway and garage to the front and a low maintenance garden to the rear with a raised sun terrace and ornamental pond. Viewings are highly recommended to appreciate this lovely family home.

Entrance Hallway

A composite front entrance door provides access into the hallway with two radiators and a staircase leading to the first floor.

Sitting Room

10'11" x 12'2" (3.33 x 3.72)

Coving to the ceiling, double radiator, walk in bay window to the front.

Living Room

10'9" x 15'7" (3.28 x 4.76)

Living flame effect electric fire with a feature surround and hearth, double radiator, walk in bay window to the front.

Breakfasting Kitchen

20'2" x 10'4" (6.14 x 3.14)

Base and eye level units in high gloss finish with contrasting work surfaces, an integrated oven, gas hob and cooker hood, single sink, integrated dishwasher and fridge, partial tiling to the walls, tiled floor, single radiator, window and french doors opening onto the rear garden.

Utility Room

6'0" x 5'5" (1.84 x 1.65)

Stainless steel sink, plumbed for a washing machine, partial tiling to the walls, tiling to the floor, wall mounted boiler, exit door to the rear.

Downstairs W/C

Low level w/c, pedestal hand wash basin, pvc cladding to the walls, tiled floor, single radiator, window to the side.

First Floor

Landing with loft access, built in cupboard, window to the side.

Bedroom One

14'4" x 9'7" (4.36 x 2.91)

Built in wardrobes, single radiator, window to the rear, and an en-suite.

En-Suite

6'11" x 6'6" (2.12 x 1.99)

Corner shower cubicle, pedestal hand wash basin, partial tiling to the walls, tiled floor, extractor, window to the side.

Bedroom Two

11'11" x 8'10" (3.62 x 2.70)

Fitted wardrobes with overhead storage, single radiator, window to the front.

Bedroom Three

10'6" x 8'10" (3.19 x 2.68)

Built in wardrobes, single radiator, window to the front.

Bedroom Four

8'10" x 7'9" (2.70 x 2.36)

Fitted wardrobes, single radiator, window to the front.

Family Bathroom

Panelled bath, pedestal hand wash basin, low level w/c, tiling to the walls and floor, extractor, single radiator, window to the rear.

External

There is a driveway to the front and a single garage with a remote controlled door, power and lighting. There is a low maintenance garden to the rear with a raised sun terrace, astro turf lawn.

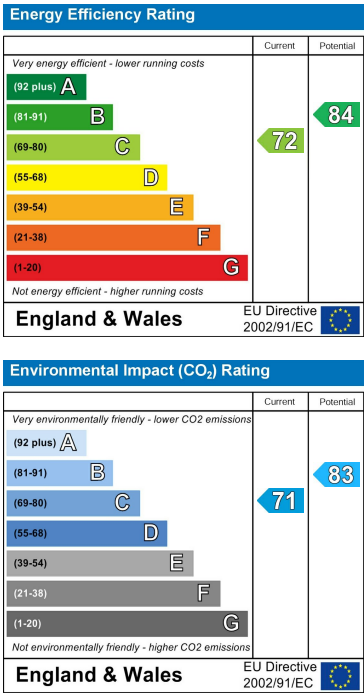
Agents Note

Solar panels generate up to 4kw of daytime power and return an annual income circa £2000.

Floor Plan

Area Map

Energy Efficiency Graph



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