



3 Bedrooms

Perfect Family Home! This spacious and modern three bedroom semi-detached property, in the highly popular and quiet area of Cuthbert Park, Birtley, is welcomed to the sales market by Jill Moore Sales & Lettings. Benefitting from amenities on the doorstep, a private rear garden, private driveway and garage, this property combines modern family living with a great location!

41 Cuthbert Park, Birtley, Chester Le Street, DH3 2AQ

Asking Price:

£199,950

EPC Rating: B



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Entrance Hall Enter through double glazed doorway into light and airy hallway with doors off to large storage cupboard, w/c, kitchen/diner and lounge.

W/C 3'3" x 6'6" (1m x 1.98m). The w/c offers neutral walls, low level hand wash basin, and toilet.

Lounge 14'2" x 13'5" (4.32m x 4.1m). The spacious lounge is complete with neutral walls, double glazed windows which flood the space with natural light, laminate flooring and radiator.

Kitchen/Diner 8'11" x 13'5" (2.72m x 4.1m). The modern kitchen/diner is filled with natural light from the large double glazed French doors



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which lead out into the rear garden. Neutral base and wall units provide ample storage space and house integrated oven, hob and extractor. Stainless steel sink with mixer tap, double glazed window and space/plumbing for washer/dryer and fridge/freezer also feature.

Landing The landing area offers neutral walls, carpet to the floor, access to partially boarded loft space for storage and doors off to bedrooms and bathroom.

Bedroom 8' x 13'5" (2.44m x 4.1m). The master bedroom is very generous in size and benefits from ample natural light from the large double glazed windows, radiator, carpet flooring and neutral walls.



Bedroom 12'6" x 7'3" (3.8m x 2.2m). The second double bedroom offers neutral walls, double glazed window, carpet to the floor and built in wardrobes.

Bathroom 6' x 6'10" (1.83m x 2.08m). The good-sized family bathroom benefits from neutral part-tiled walls, shower over bath, hand wash basin, towel rail/radiator and w/c.



Bedroom 9'2" x 5'9" (2.8m x 1.75m). The third bedroom features neutral walls, carpet flooring, double glazed window looking out over the front aspect of the property and radiator.

External To the rear, a private garden with paved patio/pathway leads up to the top of the garden where the entrance/exit gate leads out onto the private driveway and garage. Natural grass section also features in the garden. EV charging point installed on the external garage wall.



Location The property is found within Cuthbert Park, a newly established estate which is quiet and family friendly. The area offers a range of amenities on the doorstep such as shops, schools, pubs and restaurants. Commuting into larger cities such as Newcastle, Sunderland, and/or Durham is made quick and easy via the A1/A1231/A19 major roads close by. The property is also near a major bus route, allowing for easy public transport links.

Note: There is a maintenance charge of £120pa



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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