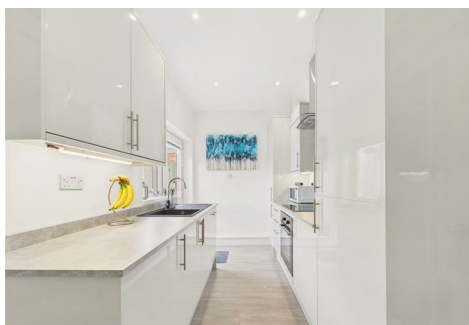




5 Perkins Memorial Cottage Homes, Birtley, DH3 2QE

Offers Over £90,000

Located in the heart of Birtley, this absolutely stunning cottage at Perkins Memorial Cottage Homes offers a perfect blend of charm and modern convenience. With one reception room, one bedroom, and one bathroom, this property is ideal for individuals or couples seeking a cosy yet stylish living space. The cottage has been fully refurbished by the current vendor, ensuring that it meets contemporary standards while retaining its character. Notable improvements include insulation to the external walls and underfloor, providing enhanced energy efficiency and comfort throughout the year. Upon entering, you are greeted by a welcoming hallway that leads to a delightful lounge, featuring a charming recess to the chimney breast, perfect for creating a warm and inviting atmosphere. The bedroom is thoughtfully designed with built-in sliding door wardrobes, offering ample storage without compromising on space. The kitchen is a true highlight, equipped with modern integrated appliances, including a fridge/freezer, washing machine, and dishwasher, making it a practical and stylish area for cooking and entertaining. The bathroom is well-appointed, providing a serene space for relaxation.

This cottage's central location means you are just a stone's throw away from local amenities and excellent transport links, making it an ideal choice for those who value convenience. Viewing is essential to fully appreciate the beauty and quality of this home. Don't miss the opportunity to make this charming cottage your own.

ENTRANCE PORCH



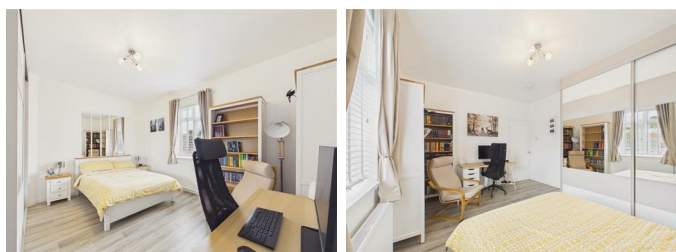
LOUNGE

13'11" x 12'10" (4.26m x 3.92m)



BEDROOM

14'3" x 11'8" (4.35m x 3.56m)



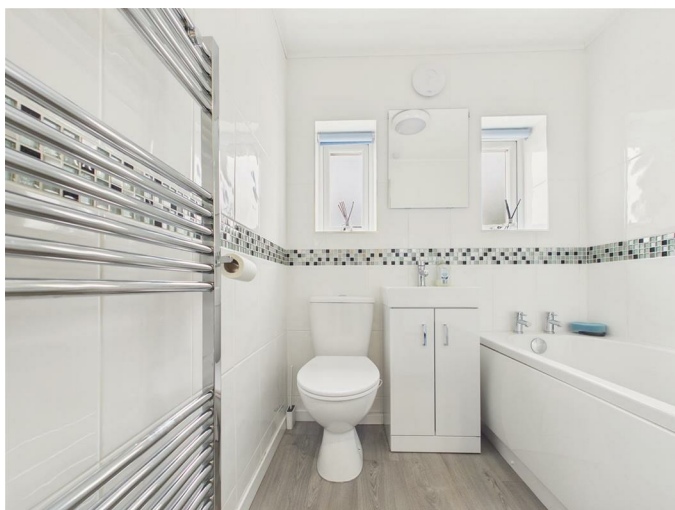
KITCHEN

13'11" x 6'10" (4.25m x 2.10m)



BATHROOM

5'10" x 5'9" (1.80m x 1.77m)



EXTERNAL

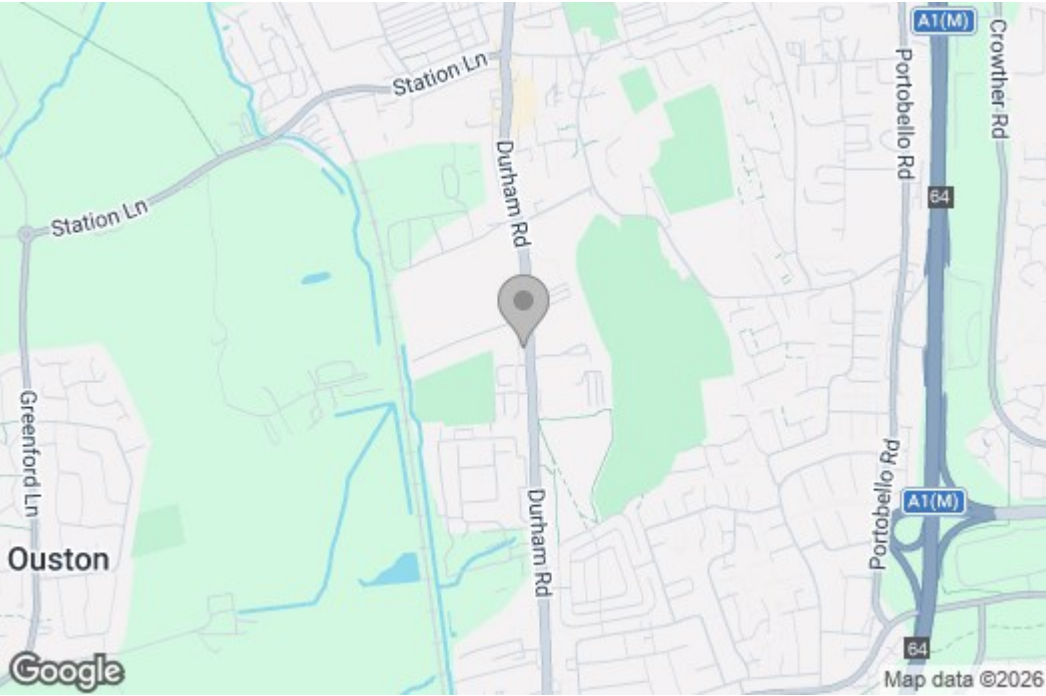


Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

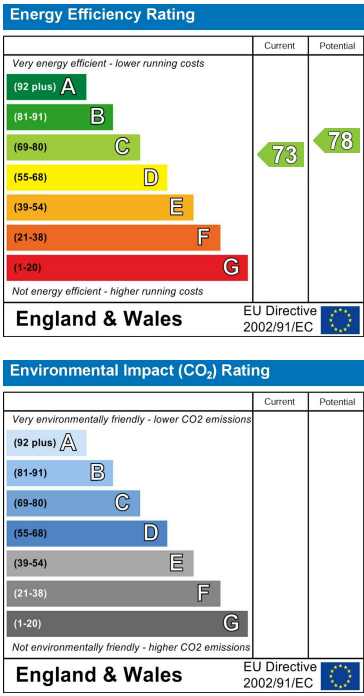
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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