



FOR SALE



7 Bowes View, Birtley, Chester Le Street, DH3 1GF

Offers Over £185,000

- Extended to the rear creating an impressive open-plan kitchen/dining room
- Spacious principal bedroom occupying the entire top floor
- Modern fitted kitchen with excellent dining and entertaining space
- Enclosed rear garden perfect for relaxing and outdoor dining
- Stylish three-storey townhouse ideal for first-time buyers and young families
- Stylish and bright welcoming lounge
- Ground floor WC and contemporary family bathroom
- Allocated off-street parking

THE PROPERTY

Stylish, extended and ready to move straight into, this impressive townhouse offers spacious accommodation over three floors, making it an ideal choice for first-time buyers, young professionals and growing families seeking a modern home with versatile living space.

The accommodation begins with a welcoming entrance hallway leading to a bright and comfortable lounge, while to the rear the property has been thoughtfully extended to create a superb open-plan kitchen and dining area. Fitted with a modern range of wall and base units, generous worktop space and ample room for family dining and entertaining, this is undoubtedly the heart of the home. Bi-folding doors open directly onto the rear garden, allowing plenty of natural light to flood the space, while a convenient ground floor WC completes the layout.

The first floor offers two well-proportioned bedrooms together with a contemporary family bathroom finished in a modern style. Occupying the entire top floor is an impressive principal bedroom, providing a peaceful retreat with excellent proportions and useful built-in storage, creating a true main suite feel.

Externally, the property benefits from an enclosed rear garden providing an excellent space for relaxing, entertaining or family life, while allocated parking adds further practicality.

Beautifully presented throughout and offering flexible accommodation across three floors, this extended home combines modern styling with generous living space, making it a fantastic opportunity for buyers looking for a property that is ready to enjoy from day one. Early viewing is highly recommended.

Approximate total area*
82.6 m²
890 ft²

Reduced headroom
1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the BICs PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	90
England & Wales		EU Directive 2002/91/EC	

