



PRIME
PROPERTY ASSOCIATES LTD



44 Beechwood Close
Offers in excess of £110,000



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For Sale: 44 Beechwood Close, Sacriston – Offers Invited Between £110,000 and £120,000 (No Chain)

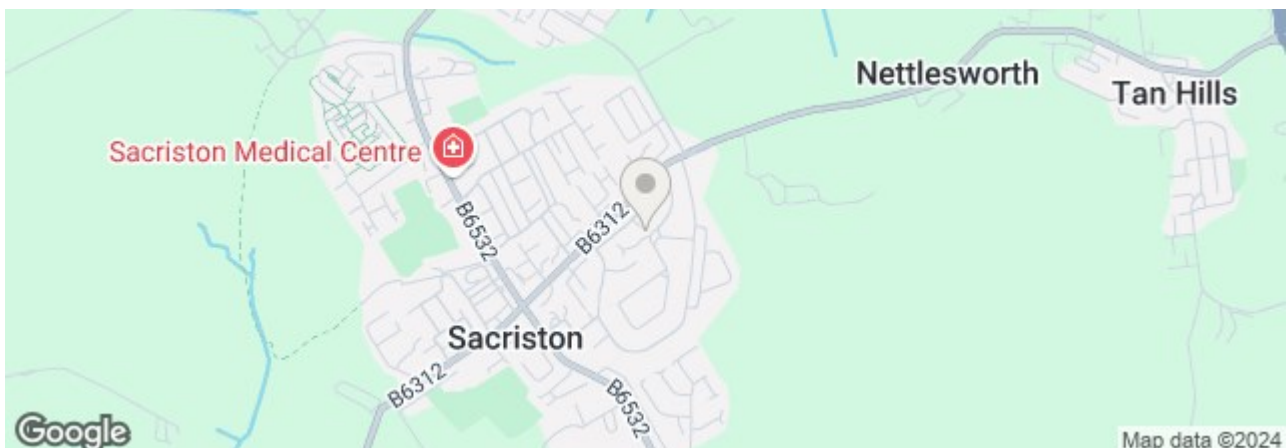
Located in a sought-after modern development, this well-presented two-bedroom semi-detached house is ideal for a range of buyers. With attractive front and rear gardens and a driveway offering ample off-road parking, this property has much to offer.

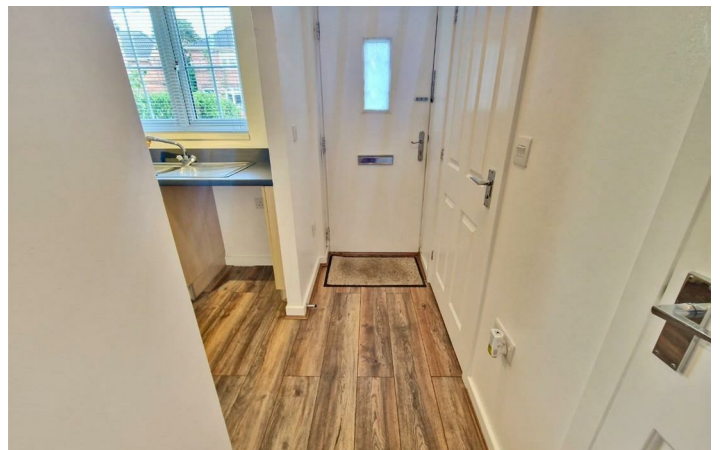
On the ground floor, you'll find an inviting entrance hall, a bright lounge with French doors leading to the rear garden, a modern fitted kitchen with integrated appliances, and a convenient cloakroom/WC. The first floor features two double bedrooms and a bathroom with a contemporary white suite and over-bath shower.

Situated in a traditionally desirable area, this home offers easy access to local schools, amenities, and transport links. It's also ideal for commuters, with excellent road connections to Durham City Centre, Newcastle, Gateshead, Sunderland, and Chester-le-Street.


The property benefits from full double glazing and gas central heating via a combi boiler.

- **Council Tax Band:** A (£1,621 per annum for 2024)
- **Leasehold:** 137 years remaining (Start date: 21st June 2007, End date: 1st December 2161)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div style="background-color: #006400; color: white; padding: 5px; display: inline-block;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 5px; display: inline-block;">(81-91) B</div> <div style="background-color: #90EE90; color: white; padding: 5px; display: inline-block;">(69-80) C</div> <div style="background-color: #FFFF00; color: white; padding: 5px; display: inline-block;">(55-68) D</div> <div style="background-color: #FFA500; color: white; padding: 5px; display: inline-block;">(39-54) E</div> <div style="background-color: #FF4500; color: white; padding: 5px; display: inline-block;">(21-38) F</div> <div style="background-color: #FF0000; color: white; padding: 5px; display: inline-block;">(1-20) G</div> <i>Not energy efficient - higher running costs</i>	<div style="background-color: #90EE90; color: white; padding: 10px; display: inline-block; font-size: 2em;">77</div>	<div style="background-color: #006400; color: white; padding: 10px; display: inline-block; font-size: 2em;">92</div>
<h2>England & Wales</h2>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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