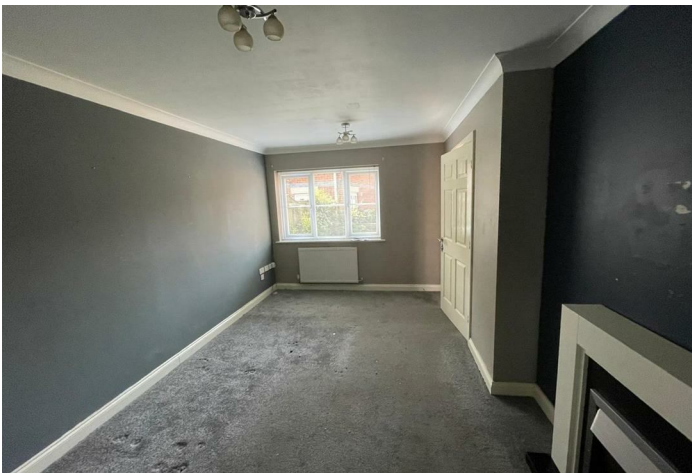




## 8 Beaumont Grange , Seghill NE23 7SF

- Family Detached Residence
  - Lounge
  - Utility Room
- Bathroom and En-Suite
  - Garage
- Four Bedrooms
- Good Sized Kitchen
- Ground Floor Cloaks/w.c.
- Gardens Front and Rear
- No Upper Chain

**£240,000**





A realistically priced four bedroomed detached family home situated in a cul de sac location on this popular development in Seghill with local amenities and good road links close by. The property is being sold with no upper chain and is Freehold. The accommodation on offer comprises Entrance Hallway, Lounge, Good Sized Kitchen with fitted wall and floor units and french doors to rear garden, Utility Room, Ground Floor Cloaksw.c. To the first floor there are four bedrooms (master with en-suite shower room), Family Bathroom/w.c. Externally there are gardens to the front and rear and driveway leading to attached garage. A great sized property.





### Entrance Hall

### Lounge

14'9" x 10'5"

### Kitchen

13'9" x 11'5"

### Utility Room

5'10" x 5'2"

### Cloaks/w.c.

5'10" x 2'7"

### Bedroom 1

16'4" x 10'5"

### En-Suite Shower Room

6'2" x 4'11"

### Bedroom 2

### Bedroom 3

8'10" x 8'2"

### Bedroom 4

9'2" x 6'10"

### Bathroom/w.c.

6'9" x 5'10"

### External

Gardens Front and Rear

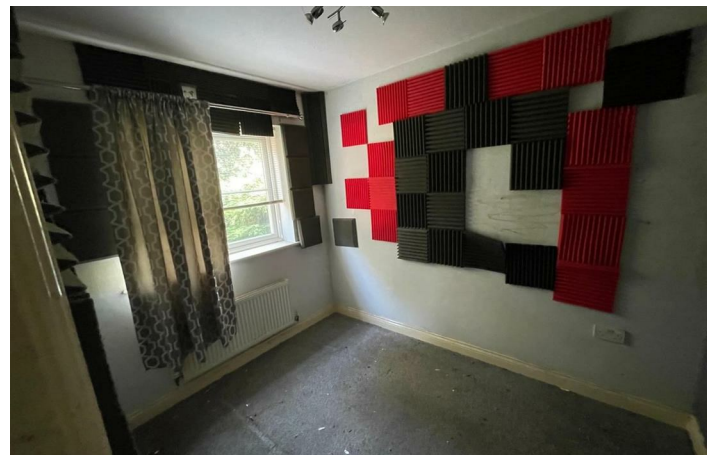
### Garage

21'3" x 6'6"

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







**Local Authority** Northumberland  
**Council Tax Band** D  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.