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23
Birney Edge
Newcastle upon
Tyne
NE20 9JJ

23 Birney Edge
Darras Hall
Newcastle upon Tyne
NE20 9JJ



3



2



2



E



Offers Over
£650,000

A well presented, 3 bedroom detached house, with a beautiful south facing rear garden and stunning views over countryside. This traditional style property has been extended providing versatile open plan living and is available with no onward chain.



Ground Floor
Approx. 69.7 sq. metres (1072.8 sq. feet)



First Floor
Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 155.7 sq. metres (1675.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlotUp.

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		52	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E
Council Tax Band: E

DIRECTIONS

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