



**Beechwood Close, Sacriston, DH7 6QL**  
**3 Bed - House - Detached**  
**O.I.R.O £175,000**

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# Beechwood Close Sacriston, DH7 6QL

Stunning Family or First Home \*\* Upgraded Throughout \*\* Popular Development \*\* Pleasant Position \*\* Sunny Rear Aspect \*\* Two Bathrooms & Two Reception Rooms \*\* Popular Village Location \*\* Gardens, Parking & Garage \*\* Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, downstairs WC, comfortable lounge with french doors to the rear garden, separate dining room and modern fitted kitchen. To the first floor there are three bedrooms, en-suite shower room/WC and family bathroom/WC. Externally there are front and rear gardens, garage and driveway parking. The rear also benefits from a sunny aspect.

The property is located in the village of Sacriston, on a modern and traditionally sought after residential development. It is within easy access of schools, amenities, recreational facilities and public transport links. The property is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.

EPC rating C

Council tax band c - approx. £1959pa











## GROUND FLOOR

### Entrance Hallway

### Cloak/WC

### Lounge

17'10" x 10'10" (5.44m x 3.30m)

### Kitchen

9'9" x 9'4" (2.97m x 2.84m)

### Dining Room

10'11" x 7'9" (3.33m x 2.36m)

## FIRST FLOOR

### Bedroom

15'5" x 10'10" (4.70m x 3.30m)

### En-Suite

6'9" x 5'11" (2.06m x 1.80m)

### Bedroom

13'2" x 11'5" (4.01m x 3.48m)

### Bedroom

8'2" x 7'9" (2.49m x 2.36m)

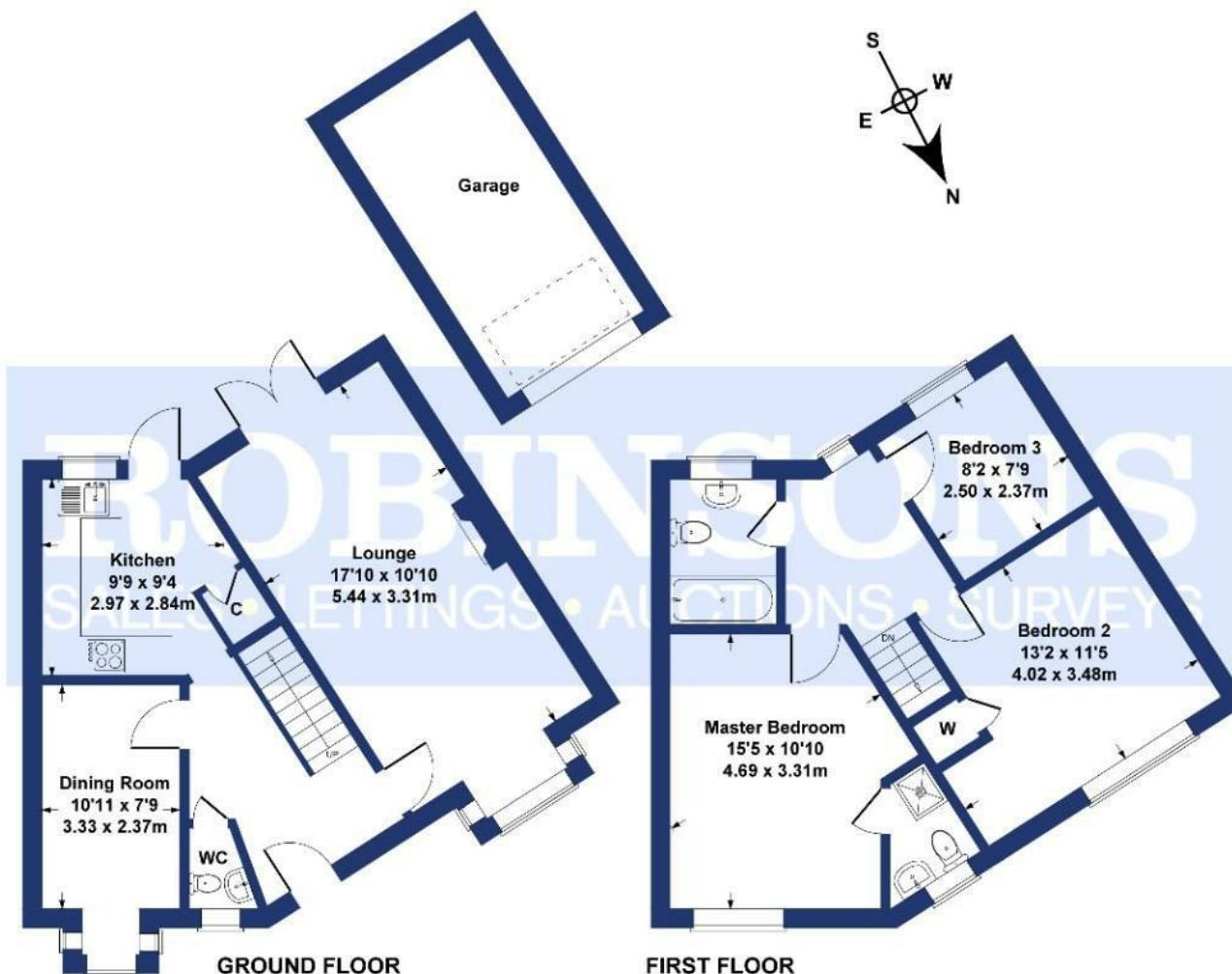
### Bathroom/WC

6'8" x 6'6" (2.03m x 1.98m)

# Beechwood Close

Approximate Gross Internal Area  
1055 sq ft - 98 sq m

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			
England & Wales		77	88
EU Directive 2002/91/EC			



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)



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