



## 27 Beckford Close , Battle Hill, NE28 9AY

**\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO!\*\***

A great family home! EXTENDED on the ground floor, this FREEHOLD, mid terraced house offers SPACIOUS accommodation, READY TO MOVE INTO, with nothing to do! The ground floor has a kitchen, a very spacious hallway with lots of storage, and two reception rooms. Upstairs there are three bedrooms, two with fitted wardrobes, and a bathroom.

Beckford Close has easy access to road and transport links; Coast Road, A19, Tyne Tunnel, Silverlink and the Cobalt. For those with children, there are OFSTED rated "Good" schools locally, and local amenities and medical services are also to hand.

FREEHOLD, Council tax band A, Energy Rating D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

**Price £145,000**

# 27 Beckford Close

, Battle Hill, NE28 9AY



- Extended To Rear
- \*\*\* Freehold \*\*\*
- Two Living Rooms
- Three Good Sized Bedrooms
- Plenty Storage!
- Gardens Front & Rear
- Great Family Home
- Energy Rating C

## The Property Comprises

### Entrance Hallway

### Kitchen

8'7" x 7'3" (2.62 x 2.20)

### Living Room

10'4" x 15'6" (3.14 x 4.72)

### Family Room & Dining Area

19'2" max x 12'1" max (5.84 max x 3.68 max)

### Stairs to First Floor

### Bedroom 1

13'9" x 9'1" (4.19 x 2.78)

### Bedroom 2

14'3" x 9'1" (4.35 x 2.78)

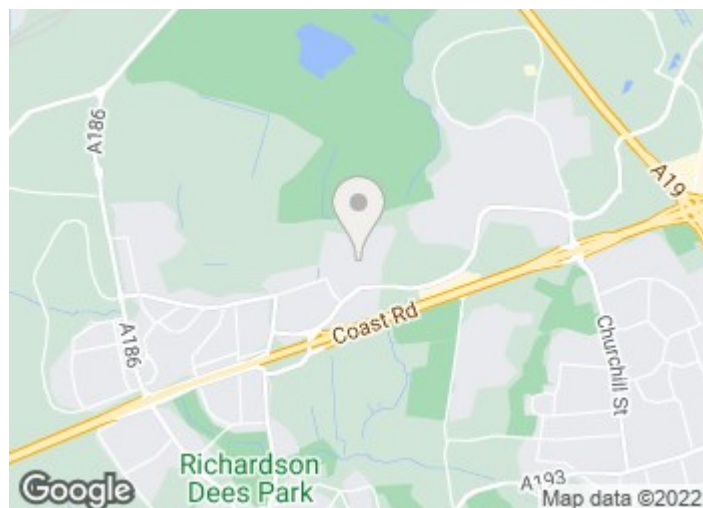
### Bedroom 3

10'6" x 6'4" (3.19 x 1.92)

### Bathroom

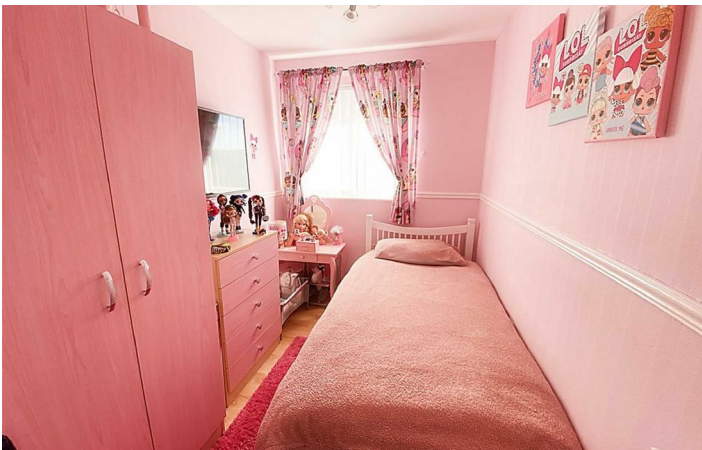
5'5" x 6'4" (1.64 x 1.94)

### Externally

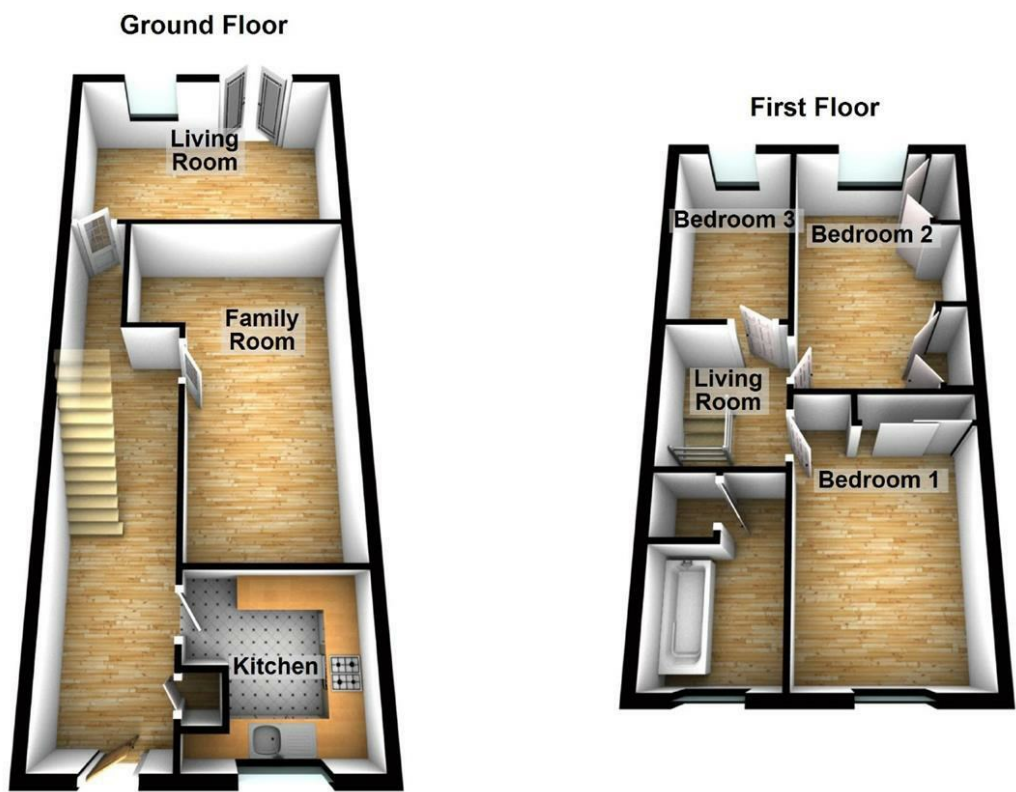


## Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	