



8 Beaumont Grange , Seghill NE23 7SF

- AVAILABLE NOW
- FOUR BEDROOMS
- SPACIOUS KITCHEN/DINING AREA
- MASTER BEDROOM EN-SUITE SHOWER ROOM
- GARAGE
- FULLY REFURBISHED
- CLOSE TO FANTASTIC LOCAL LINKS
- UTILITY SPACE
- DOWNSTAIRS W/C

£1,250





LIVING ROOM

KITCHEN/DINING AREA

UTILITY

DOWNSTAIRS W/C

GARDEN

FAMILY BATHROOM

BEDROOM ONE

EN-SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR





Local Authority
Council Tax Band D
EPC Rating
Deposit
Furnishing Not specified

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		
EU Directive 2002/91/EC		

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



ML Estates Lettings Office
27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact
0191 237 60 60
lettings@mlestates.co.uk
www.mlestates.co.uk

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.