



**WALTON  
ROBINSON**



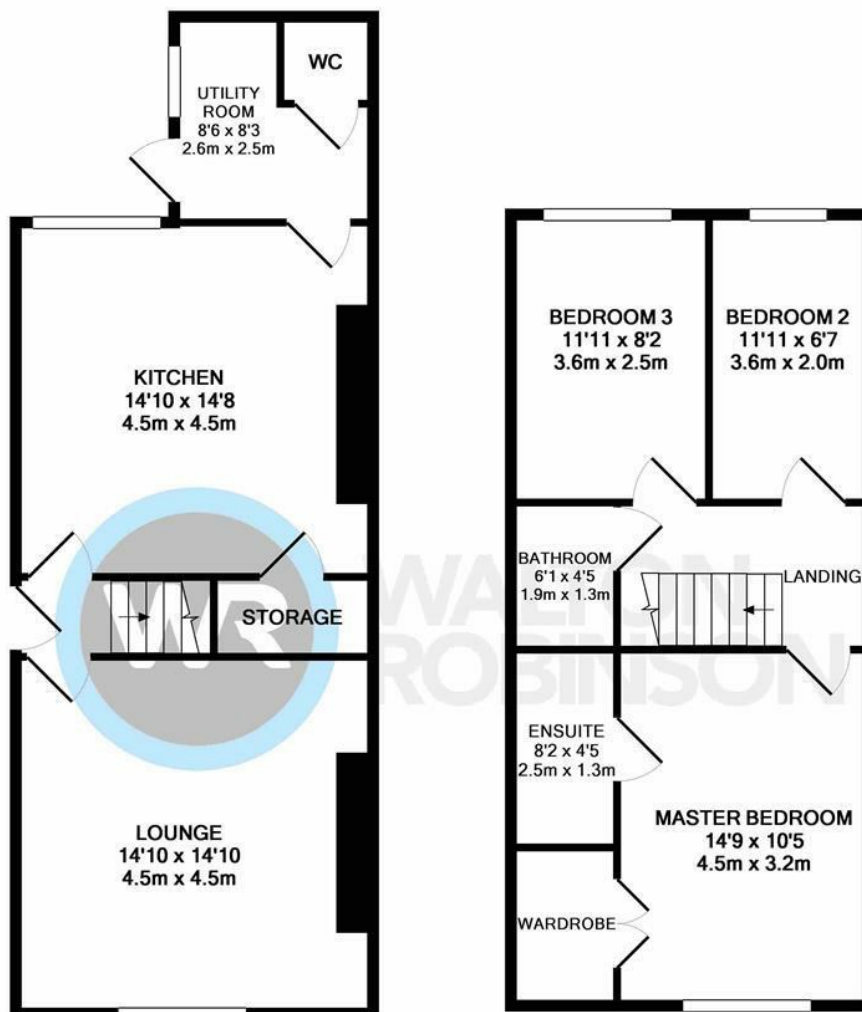
## 7 Beaconsfield Road, Low Fell NE9 5EU

Walton Robinson are pleased to offer this FANTASTIC Semi - Detached House for sale which is comprised of a large living area, kitchen / diner and utility room to the ground floor and the three bedrooms as well as family bathroom to the first. The property also benefits from private off street parking, a garage and a small grassed front garden. The house is situated ideally close for bus and transport links as well as an abundance of amenities on its door step.

- Semi Detached House
- Three Bedrooms
- Spacious Lounge
- Large Kitchen / Diner
- Off Street Parking
- Garage
- Front Garden
- Vacant Possession
- Close to High Street
- EPC Rating D

**£190,000 Freehold**

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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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	