



ALISTAIR HARPER POWERED BY **exp**™ UK

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52 Chester Pike

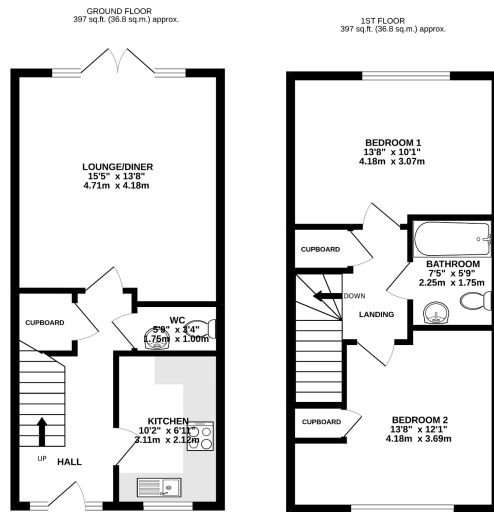
Offers Over £150,000

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- Please Quote Ref: AH0284 For All Enquiries
- Two Large Double Bedrooms
- Sizeable Rear Aspect Lounge/Diner
- Modern Kitchen With Downstairs WC
- Property Has 'Induction Heating System'
- Ample Storage Cupboards
- Modern Semi-Detached Home
- Immaculately Presented Throughout
- Two-Tier Rear Garden With Gated Side Access
- No Onward Chain

It's incredible what you get for your money, with two really spacious double bedrooms, a generous rear aspect lounge room with ample space for a dining table, plus more storage options than you'd expect from a two bedroom starter home with three built in cupboards throughout. The kitchen & bathroom are both modern and very well presented - in fact, this entire home is presented to a very high standard throughout. Furthermore, this modern property, designed & built by Barratt Homes, has a downstairs WC, views of the River Tyne to the South, plus an attractive two-tier garden to the rear with gated side access. This house is fitted with an induction heating unit which is part of the district heating system and supports the sustainable heating initiative set out by the government. You choose the tariff that is right for you & simply pay your energy bills as you would normally.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the property contained here, measurements of rooms, sections, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to visit the property and view the plans in person and the guarantee as to their accuracy or otherwise can be given.
 Made with Bluebeam®

20/07/2022, 07:15 Energy performance certificate (EPC) - Final energy certificate - GUYLIK

Energy performance certificate (EPC)																																		
52, Chester Pike NEWCASTLE UPON TYNE NE15 8BS	Energy rating B	Valid until: 2 October 2028 Certificate number: 0178-0074-7330-6808-6900																																
Property type		Semi-detached house																																
Total floor area		76 square metres																																
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rented-properties).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy efficiency.																																
See how to improve this property's energy performance.		Properties are given a rating from A (most efficient) to G (least efficient).																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
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		For properties in England and Wales: the average energy rating is D the average energy score is 60																																

<https://find-energy-certificates.service.gov.uk/energy-certificates/0178-0074-7330-6808-6900/print>

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