



ALISTAIR HARPER POWERED BY **exp** TM UK

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8 Demesne Drive

Offers Over £190,000

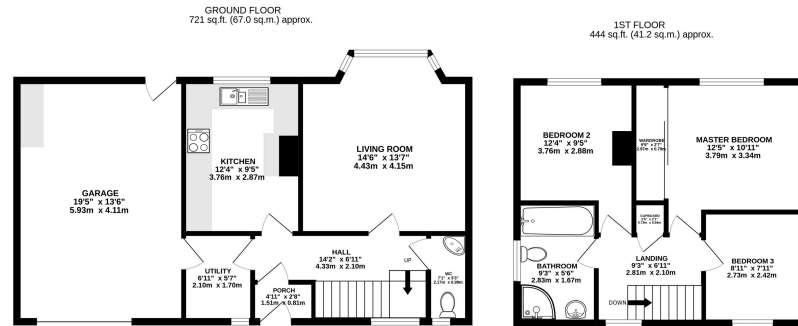
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- Please Quote Ref: AH0284 For All Enquiries
- Three Bedrooms & 4-Piece Family Bathroom
- Modern Kitchen With Double Oven
- Downstairs WC & Utility Room
- Very Well Presented Throughout
- Semi-Detached Family Home
- Spacious Reception Room
- Large South Facing Garden
- Large Garage & Two Car Driveway
- Sought After Location

Recently updated from top to bottom, this really spacious three bedroom semi-detached home is offered to market with no onward chain. Very well located for the open green space of the 20 Acres as well as the various local amenities of central Bedlington, this property has a number of features & benefits that are sure to attract potential buyers. These include: a modern refitted kitchen & 4-piece family bathroom. A downstairs WC & utility room. A substantial South facing garden accessed directly off the back of the well proportioned attached garage. The property also comes with planning permission in place for further expansion. There is a 2-car driveway and the location is brilliant.

Please give Ali & Laura a call to confirm access arrangements.



TOTAL FLOOR AREA: 1165 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 65022

09/12/2022, 11:41 Energy performance certificate (EPC) - Flat in energy certificate - GUYEK

Energy performance certificate (EPC)		
8 Darroona Drive BEDINGTON NE26 5SL	Energy rating C	Valid until: 28 September 2032 Certificate number: 6033-7721-5309-0203-0222
Property type	Semi-detached house	
Total floor area	85 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/guidance/the-energy-efficiency-standards-for-landlords](#)).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

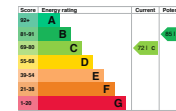
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificates/6033-7721-5309-0203-0222/print>

1/4