



ALISTAIR HARPER POWERED BY **exp**™ UK

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22 Moorland Avenue

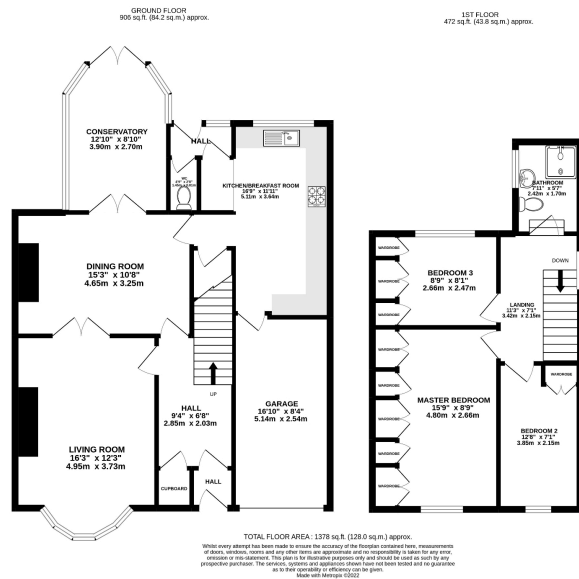
Offers Over £150,000

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- Please Quote Ref: AH0284 For All Enquiries
- Large Front Aspect Living Room
- Extended Kitchen Space With Breakfast Area
- Integral Garage
- Inviting Entrance Hall With Porch
- Extended Three Bedroom Family Home
- Formal Dining Room At Heart Of The Home
- Conservatory With Direct Garden Access
- Great Sized Mature Rear Garden With Decked Patio
- Own Driveway

This really spacious family home, although in need of updating in places, comes to market in great decorative order and has the potential to become someone else's long term family home much like our departing sellers. With three good-sized bedrooms, a large shower-room (plenty of room to put a bath back in if required) and the potential to extend over garage subject to the relevant permissions, the first floor of this property has plenty to offer. Across the entire ground floor you won't be short of entertainment space for visiting guests & family - a bright & airy living room to the front that leads you through to the heart of the home where the formal dining room meets both the conservatory an extended kitchen/breakfast room. There is direct access to the garage via the kitchen, you've got the benefit of a downstairs WC and the rear garden does not disappoint.



26/09/2022, 06:08 Energy performance certificate (EPC) - Final energy certificate - GDX/UK

Energy performance certificate (EPC)																																		
22 Moorfield Avenue CULLENHURTON NE52 7EX	Energy rating D	Valid until: 19 September 2032 Certificate number 0019-1211-2803-6063-0100																																
Property type	Semi-detached house																																	
Total floor area	95 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/energy-guidance-for-landlords-on-energy-efficiency-related-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<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>← D</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	← D		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0019-1211-2803-6063-0100/page-two>