



# Conway Close, Bedlington, NE22 6NJ

Offers Over £330,000

🛏️ 4 🚿 2 🛋️ 3

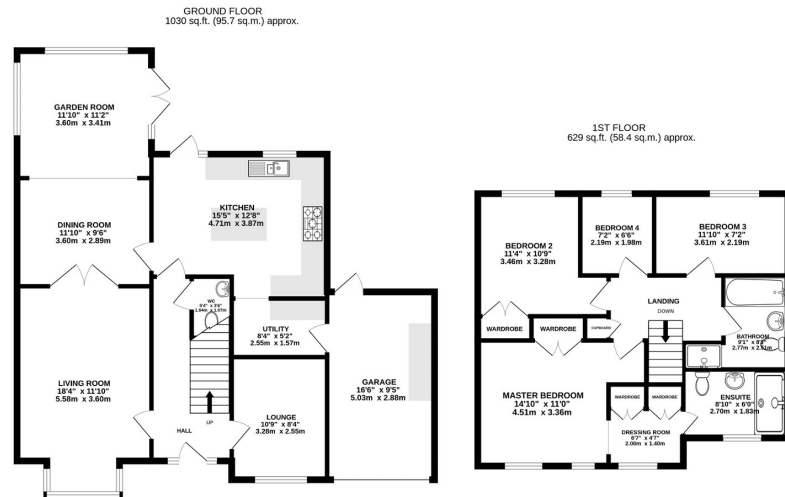


- Please Quote Ref: AH0284
- Double Fronted Detached Residence
- Four Bedrooms
- Master-Suite With Built In Wardrobes, Dressing Room & Shower Room
- Four-Piece Family Bathroom
- Three Distinct Reception Spaces
- Utility Room & Separate WC
- Lounge/Study/Play Room
- Two Car Driveway & Integral Garage
- Brilliant Location With South Facing Garden



**\*Please Quote Ref: AH0284 For All Enquiries\***

Introducing this very impressive detached family home within one of Bedlington's most sought after residential cul-de-sacs.



**TOTAL FLOOR AREA:** 1658 sq.ft. (154.1 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 Metrage (2023)

24/01/2023, 19:07 Energy performance certificate (EPC) - Flat in energy certificate - GDX1K

Energy performance certificate (EPC)		
15 Dunway Close BEDLINGTON NE22 8NU	Energy rating <b>B</b>	Valid until: 23 January 2033 Certificate number: 0231-2294-0097-6009-0733
Property type	Detached house	
Total floor area	159 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/government/guidance/landlords-check-whether-energy-efficiency-standards-apply-to-your-property">https://www.gov.uk/government/guidance/landlords-check-whether-energy-efficiency-standards-apply-to-your-property</a> ).		

https://find-energy-certificates.service.gov.uk/energy-certificates/0231-2294-0097-6009-0733/print.htm

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.  
 Registered company number is 12016573. VAT Registration Number is 327 4120 29