





# 9 St. Nicholas Drive

Offers Over £240,000

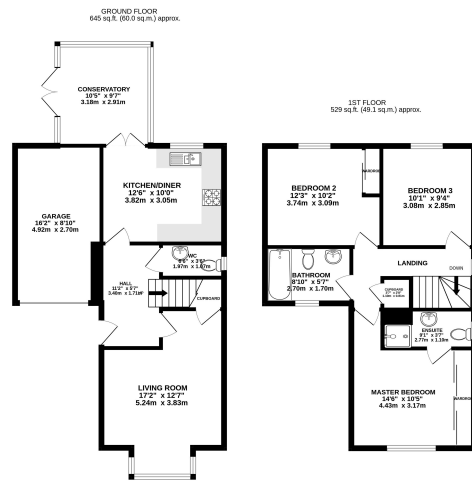
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- Please Quote Ref: AH0284 For All Enquiries
- Three Good Sized Double Bedrooms
- Spacious Living Room & Kitchen/Diner
- Single Garage & Own Driveway
- Leasehold With 991 Years Unexpired
- Detached Family Home
- Family Bathroom & En-Suite Shower Room
- Conservatory & West Facing Rear Garden
- Downstairs WC
- Sought After Location

Located within the desirable Acres Estate by Miller Homes on the outskirts of Humford Woods and on the edge of the 20 Acres, this detached modern home offers great internal proportions throughout. There are three really good sized double bedrooms, with an en-suite shower room off the master, plus a three-piece family bathroom at first floor level. Neutrally decorated & presented very well from the front door in, you'll find a welcoming front facing living room, a kitchen/breakfast room as well as a West facing conservatory that catches the afternoon & evening sun. There is also a downstairs WC, a single garage, own driveway and an enclosed rear garden with gated side access.

The location in central Bedlington is brilliant, the internal space should not disappoint, so we see no reason why those looking for a mid-sized family home shouldn't be adding their name to the guest list to view this fantastic house.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, any omissions or errors therein, whether in the form of floor levels, dimensions, wall placements, window positions, etc. shall remain the responsibility of the client. The client should verify the accuracy of the floor plan with the architect or surveyor. The client should also verify the accuracy of the floor plan with the local authority planning department. The client should also verify the accuracy of the floor plan with the local authority planning department. The client should also verify the accuracy of the floor plan with the local authority planning department.

04/02/2022, 07:10 Energy performance certificate (EPC) - Flat or energy certificate - G0X1K

Energy performance certificate (EPC)		
6, St. Nicholas Drive BEDLINGTON NE25 5SE	Energy rating <b>B</b>	Valid until: 23 January 2028 Certificate number: 8096-7939-4719-7024-6922
Property type	Detached house	
Total floor area	89 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/guidance/landlords-exemptions-from-energy-efficiency-improvement-guidance)</a>		

<https://find-energy-certificates.service.gov.uk/energy-certificates/8096-7939-4719-7024-6922/print.htm>

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