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☎ 07813 673 606

7 St. Nicholas Drive,  
Offers Over £240,000

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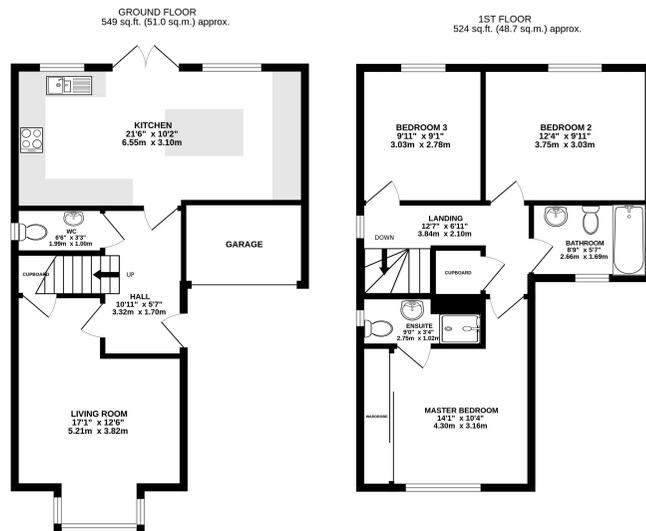


- Please Quote Ref: AH0284 For All Enquiries
- Three Double Bedrooms
- Extended Kitchen/Breakfast Room
- Garage Storage
- Tastefully Decorated Throughout
- Modern Detached Family Home
- Family Bathroom, En-Suite Shower Room & Downstairs WC
- Good-Sized West Facing Garden
- Own Driveway
- Brilliant Location

A wonderfully presented modern home within the ideally located Acres Estate to the South of the 20 Acres park and within walking distance of Bedlington Front Street.

This detached beauty boasts three double bedrooms, a sizeable family bathroom as well as an ensuite shower room off of the master bedroom. The downstairs space has been transformed with the creation of an impressive kitchen/breakfast room across the rear of the property encompassing the back end of the original garage - there is still of course plenty of storage space to the front of the garage for all your bikes, lawnmowers, power washers.....the list goes on.

Ultimately, this is a wonderful home that is likely to be one of the larger three bed properties available for your money and with a great West facing garden included, there's no reason to avoid an immediate viewing appointment.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, the accuracy of the floorplan is not guaranteed. The floorplan is provided for information only and is not intended to be used as a basis for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.  
 Made with Memento 02023

06/03/2023, 11:21 Energy performance certificate (EPC) - Flat or energy certificate - G0X13K

Energy performance certificate (EPC)																																		
2, St. Nicholas Drive BEDLINGTON NE20 5SE	Energy rating <b>B</b>	Valid until: 29 November 2025 Certificate number: 9045-3804-7498-9725-7845																																
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="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord</a> ).																																		
<b>Energy efficiency rating for this property</b>																																		
This graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
This property's current energy rating is B. It has the potential to be A.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>91 A</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>81 B</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+	A		91 A	81-91	B	81 B		69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<a href="#">See how to improve this property's energy performance.</a>																																		

https://flat-energy-certificate.service.gov.uk/energy-certificates/9045-3804-7498-9725-7845/print-view