



8 South Riggs

Offers Over £150,000

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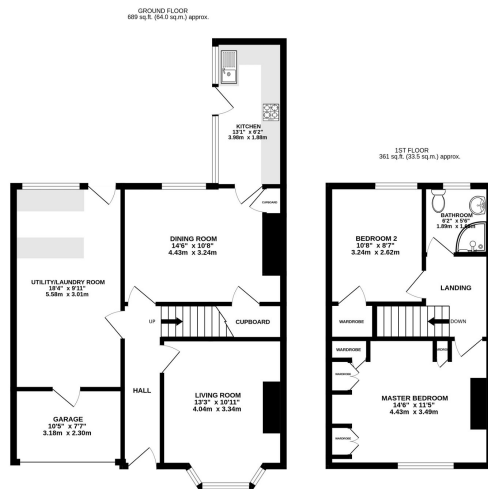


- Please Quote Ref: AH0284 For All Enquiries
- Two Double Bedrooms
- Re-Fitted Galley Style Kitchen
- Converted Laundry Room Within The Large Attached Garage
- Very Well Presented Throughout
- Semi-Detached Home
- Separate Living & Dining Rooms
- Enclosed Courtyard Garden
- Own Driveway
- Brilliant Location

Ideal for all walks of life - first time buyers, down-sizers or buy 2 let investors, this attractive two double bedroom semi-detached home comes to the local sales market within 'The Riggs', one of Bedlington's more desirable postcodes.

You will find when viewing, that this home is well presented throughout with neutral decor in all rooms. It offers great internal proportions throughout, where the two separate reception rooms are a real benefit, as well as the recently replaced galley-style kitchen that offers direct access to your own enclosed courtyard garden where I bet you'll spend most of the Summer with family & friends.

There is also a lengthy garage attached to the house with internal door that currently functions mainly as a utility/laundry room for the current owners.



TOTAL FLOOR AREA: 1049 sq ft (97.5 sq m) approx.
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22/03/2023, 14:36 Energy performance certificate (EPC) - Flat in energy certificate - G0X13K

Energy performance certificate (EPC)		
8, South Riggs BEDLINGTON NE22 5SQ	Energy rating D	Valid until: 30 March 2028 Certificate number: 0358-2889-7471-9928-8881
Property type	Semi-detached house	
Total floor area	81 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-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.](#)

The 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.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 50

<https://find-energy-certificates.com/en/energy-certificates/0358-2889-7471-9928-8881/print-view>

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