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@ [alistair.harper@exp.uk.com](mailto:alistair.harper@exp.uk.com)

[alistairharper.exp.uk.com](http://alistairharper.exp.uk.com)

☎ 07813 673 606

## 8 Barley Grove, Broadoaks

Offers Over £165,000

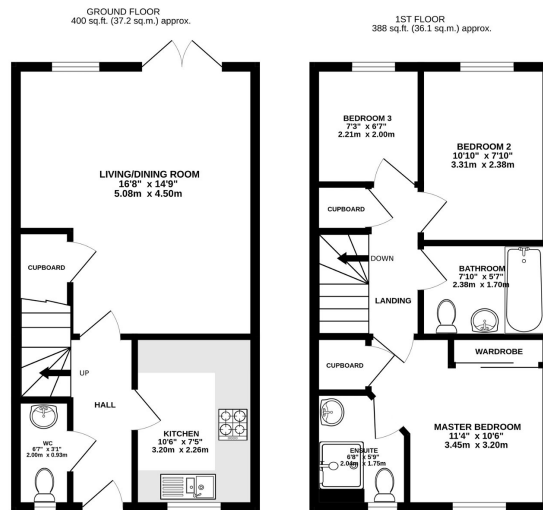
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- Please Quote Ref: AH0284 For All Enquiries
- Three Bedrooms
- Well Equipped Modern Kitchen
- Good-Sized Garden With Gated Side Access
- Cul-De-Sac Location
- End Of Terrace Modern Home
- Family Bathroom, En-Suite Shower Room & Separate WC
- Spacious Lounge/Diner With Double Door Access To Garden
- Two-Car Driveway
- Popular Modern Development

In the heart of the Broadoaks development at the top end of Bedlington, this modern three-bedroom property is ideally located to put you within walking distance of Bedlington Front Street, most local schools as well as a great selection of open green space for those who like to get out & about to stretch their legs.

The property is located within a small cul-de-sac location and benefits from having its own double length driveway & enclosed rear garden with gated side access. Internally, you'll see that this home has been well maintained and looked after by the current owners and offers an attractive amount of space for those on the lookout for what may well be their first family home. The principal reception space is a fantastic size, with ample living & dining space. The kitchen, family bathroom, en-suite shower room & separate WC are all in great order meaning that from the front door in, this home is ready to move straight in to.



TOTAL FLOOR AREA: 788 sq.ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, costs 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 for any prospective purchase. The vendor, surveyor and reporter whose name is here named are not guarantee as to their quantity or efficiency can be given. Made with Metron 02022

30/05/2022, 06:19 Energy performance certificate (EPC) - Flat in energy certificate - GYK13K

Energy performance certificate (EPC)																																		
8, Barkley Grove BEDLINGTON NE20 6BT	Energy rating <b>B</b>	Valid until: 21 September 2027 Certificate number: 8793-7311-5830-6462-2922																																
Property type	End-terrace house																																	
Total floor area	76 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">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-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See <a href="#">how to improve this property's energy efficiency</a> .		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.																																
<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>86</td> <td>94</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	92-100	A			81-91	B	86	94	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 50
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<https://find-energy-certificates.gov.uk/energy-certificates/701311-5830-6462-2922/print>

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