



ALISTAIR HARPER POWERED BY **exp** TM UK

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## 15 Beech Grove

Offers Over £130,000

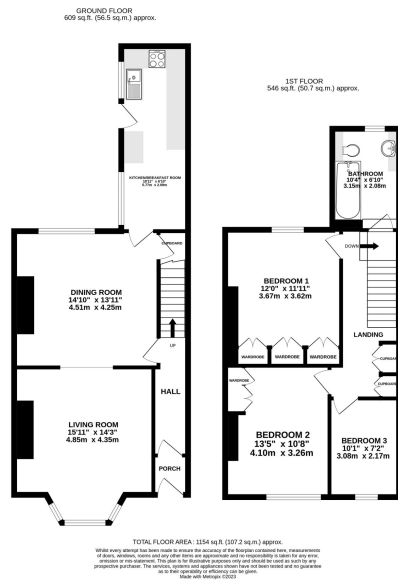
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- Please Quote Ref: AH0284 For All Enquiries
- Three Good-Sized Bedrooms
- Two Generous Reception Rooms
- High Ceilings & Period Features Throughout
- Detached Garage
- Bay-Fronted Period Family Home
- Upstairs Family Bathroom
- Galley-Style Kitchen/ Breakfast Room
- Rear Courtyard & Substantial Rear Garden Area
- Central Bedlington Location

A fantastically proportioned family home located within close proximity of Bedlington Front Street as well as three major supermarket stores for all of your grocery needs.

Arranged over two generous floors, the internal space & volume within each room is bound to impress. There are three good-sized bedrooms (two with built-in storage) as well as a three-piece family bathroom at first floor level. The ground floor is predominantly made up of two adjoining reception rooms that are probably the largest you are going to find at this price point, with a galley-style kitchen/breakfast room beyond. With modernising to be expected in places, this inviting period home further benefits from having exceptional space to the rear with an enclosed courtyard, a detached garage as well as a lengthy mature garden that will capture the sun at all times of the day. Offered to market with no related onward chain, immediate viewing requests are invited.



24/09/2022, 12:35 Energy performance certificate (EPC) - Flat in energy certificate - G0X1XK

Energy performance certificate (EPC)		
15 Beach Grove BEDLINGTON NE22 5DA	Energy rating <b>D</b>	Valid until: 31 October 2022 Certificate number: 9040-2089-1290-2602-4165
Property type	Mid-terrace house	
Total floor area	114 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 rating and score**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Energy rating	Current	Potential
A		
B		
C		
D	Current	Potential
E		
F		
G		

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://flat-energy-certificate.service.gov.uk/energy-certificates/140-2089-1290-2602-4165/print-view