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 07813 673 606

## 80 Burnside

Offers Over £115,000

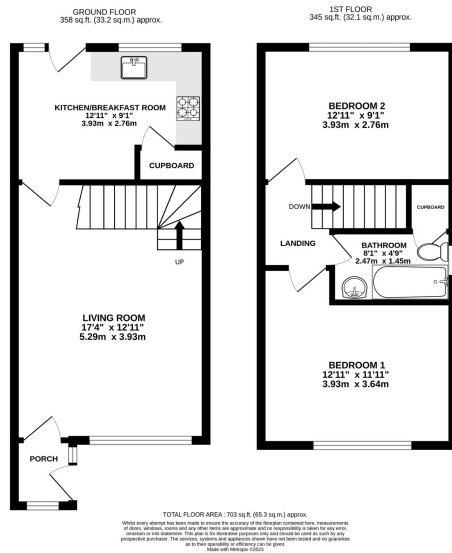
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- Please Quote Ref: AH0284 For All Enquiries
- Two Double Bedrooms
- Well Presented Throughout
- Own Driveway & Garage
- Entrance Porch
- Semi-Detached Home
- Spacious Living Room & Eat-In Kitchen
- Good-Sized Rear Garden With Gated Side Access
- Popular Residential Location
- Great Location

This well presented semi-detached property within a popular residential cul-de-sac is a great option for those in search of their first home - with two double bedrooms, a spacious front aspect living room, a kitchen/breakfast room as well as a good-sized garden and a two car driveway plus garage.

Well located for local amenities and within reach of the breathtaking Northumberland coastline & beaches, we're expecting earlier interest for this property so get in touch today to confirm access arrangements.



19/09/2022, 09:19 Energy performance certificate (EPC) - Flat in energy certificate - GUYLIK

Energy performance certificate (EPC)																																		
80, Burnside ROXBURTON NE15 8UE	Energy rating <b>D</b>	Valid until: 19 September 2027 Certificate number: 0358-2841-7514-9003-4875																																
Property type	Semi-detached house																																	
Total floor area	65 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<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></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></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>is it</td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</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			81-91	B			69-80	C			55-68	D	is it		35-54	E			21-34	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:                      the average energy rating is D                      the average energy score is 60</p>
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https://find-energy-certificates.service.gov.uk/energy-certificates/0358-2841-7514-9003-4875/print-out