



The Wynding, Bedlington, NE22 6HN

Offers Over £175,000

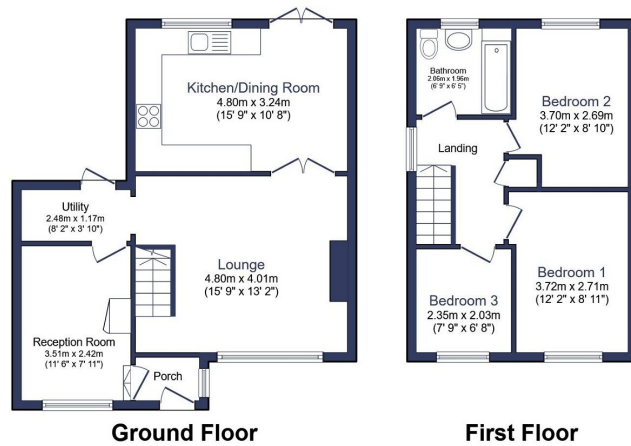
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- Very Well Presented Semi-Detached Home
- Modern Family Bathroom
- Full Width Modern Kitchen/Diner
- Separate Utility Room With Garden Access
- Long Rear Garden With Gated Side Access
- Three Bedrooms
- Spacious Open Plan Living Room
- Games Room/Study Within Converted Garage
- Double Driveway To Front
- Great Location Close To Local Amenities



An attractive three bedroom semi-detached home within the ever popular Chesters development at the top end of Bedlington.



Total floor area 84.4 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

25/03/2024, 07:34 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

24, The Wynding SE23 3JZ (UK) NE23 6RN	Energy rating D	Valid until 19 May 2027
	Certificate number 855-7825-5410-0193-3398	

Property type: Semi-detached house
Total floor area: 85 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-obligations) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligations>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

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 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/855-7825-5410-0193-3398/print>

1/4

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