



13 Cutheard Court, Fenwick Park

Fixed Price £110,000

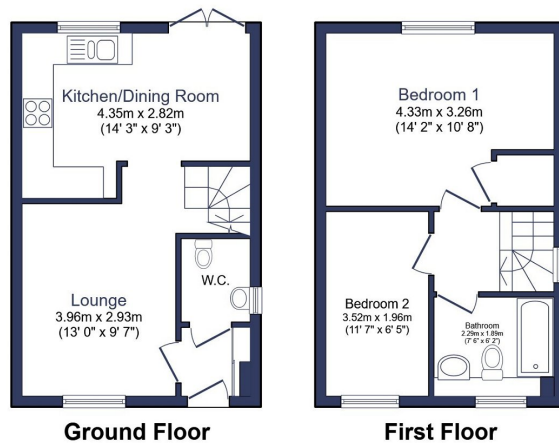
🛏️ 2 🚿 1 🚻 1



- Sold via 'Section 106 Agreement'
- Two Bedrooms
- Downstairs WC
- Full Width Kitchen/Diner With Direct Garden Access
- Double Driveway
- Modern Semi-Detached Home
- Modern Upstairs Bathroom
- Good-Sized Front Aspect Living Room
- Large 2-Tier Rear Garden
- Ideal First Home



As part of a government funded initiative to offer affordable housing, this appealing modern home is being offered For Sale with a fixed asking price at 70% of the true market value. All interested parties must first qualify to purchase under a Section 106 Agreement. (please email Ali on ali@harpersproperty.com to get guidance notes & the application form) Located within Bedlington's newest & most exciting modern development, an opportunity has arisen to secure this fantastic starter home in the shape of a very well presented two bedroom semi-detached home, featuring an open front aspect living space, a good-sized kitchen/diner to the rear as well as a downstairs WC. Via double doors to the back you'll find a two-tier low maintenance rear garden that makes for a great entertainment space throughout the Summer months. A double driveway to the front makes parking a piece of cake.



Total floor area 60.2 m² (648 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

05/12/2021, 12:01 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
13 Outward Court Pembroke Park BEDLINGTON NE22 8PE	Energy rating B	Valid until: 15 December 2031 Certificate number: 9370-3246-7120-2199-4201
Property type	Semi-detached house	
Total floor area	61 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 .		
Energy rating and score		
The graph shows this property's current and potential energy rating.		
This property's current energy rating is B. It has the potential to be A.		
See how to improve this property's energy efficiency.		
For properties in England and Wales: the average energy rating is D and the average energy score is 60		

https://find-energy-certificate.service.gov.uk/energy-certificates/9370-3246-7120-2199-4201/page-two

1/4

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29