





22 Stanley Street  
Offers Over £150,000

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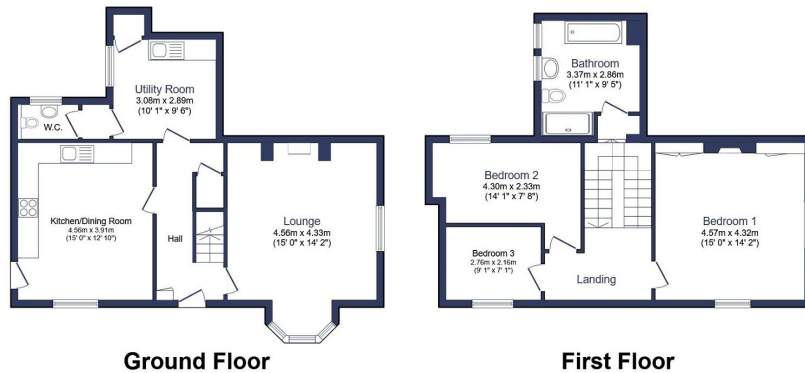
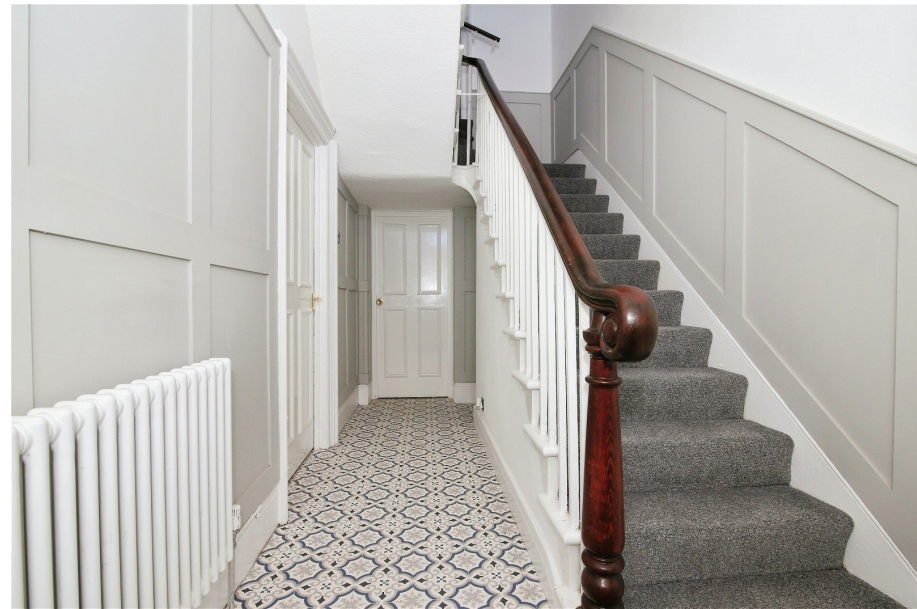
- End Of Terrace
- Three Bedrooms
- Large Kitchen/Diner
- Four Piece Family Bathroom
- No Onward Chain
- Double Fronted Period Home
- Substantial Living Space
- Separate Utility Room & WC
- Courtyard Garden
- Very Well Presented Throughout





A fantastic double fronted period home in central Blyth that has undergone significant refurbishment & improvement works to create an appealing end of terrace home for those in search of a turn-key property with nothing to do.

Arranged over two spacious floors measuring in excess of 1250 sqft internally with incredible ceiling height, this vacant no chain house includes three bedrooms, a four-piece family bathroom, two substantial reception/entertaining spaces along with the added benefit of a separate utility room & downstairs WC. To the rear you have your own enclosed courtyard with gated rear access. Access is arranged by appointment only so call Ali today to confirm viewing availability.



Total floor area 119.5 m<sup>2</sup> (1,286 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

20/02/2024, 09:21 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
22 Stanley Street BL7 7JL NE31 3BZ	Energy rating <b>E</b>	Valid until: 23 January 2033 Certificate number: 8479-2037-1590-5229-2302																																
Property type	End-terrace house																																	
Total floor area	124 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 for landlords on the regulations and exemptions</a> .																																		
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<b>Energy rating and score</b>																																		
This property's energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		<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.																																
<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></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td>(44 E)</td> <td></td> </tr> <tr> <td>31-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-30</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			49-54	E	(44 E)		31-48	F			1-30	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificates/8479-2037-1590-5229-2302/year.html>

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