



# 19 Hartford Road East

Offers Over £425,000

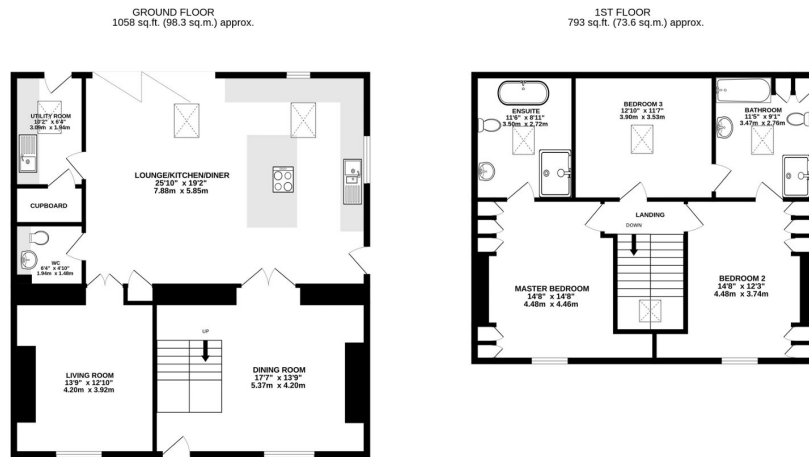
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- Double Fronted Detached Stone-Built Home
- 2x Four-Piece Family Bathrooms
- Substantial Open Plan Kitchen/Family Room
- Utility Room & Downstairs WC
- Gated Multi-Car Driveway
- Three Double Bedrooms (Two With Built-In Wardrobes)
- Front Aspect Living Room/ Snug With Log Burner
- Entrance/Dining Hall
- Landscaped Wrap-Around Garden
- Spotless Throughout With GF Zoned Under Floor Heating



This iconic Bedlington home is spotless & deceptively spacious throughout, you'll be taken aback by the vast proportions across both floors. There are three double bedrooms (two of which have a full set of built-in wardrobes) supported by two bespoke 4-piece family bathrooms & two separate fully insulated loft spaces. The ground floor of this jaw-dropping home ideal for entertaining guests as well as providing seclusion if you want some down time. There is a welcome hall currently used as a formal dining room with exposed staircase and full height ceiling void. On the opposite side of this home you'll find a comfortable living room with log burner. At the heart of the home there's an impressive open plan kitchen/family room with vaulted ceiling & bi-fold doors leading to the wrap-around landscaped garden & patios. Further benefits include zoned underfloor heating across the ground floor, a utility room, a downstairs WC as well as a gated driveway.



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mempro 03/2023

09/12/2023, 08:37 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
15, Hayfield Road East BEDLINGTON NE20 6JG	Energy rating <b>C</b>	Valid until: 1 November 2028 Certificate number: 8291-4729-9939-3706-4983																																
Property type	Detached house																																	
Total floor area	211 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/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is C. 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>		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.																																
<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>97</td> <td>85</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></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	97	85	55-68	D			49-54	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-an-energy-certificate.service.gov.uk/energy-certificates/8291-4729-9939-3706-4983/print-view>

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