



**30 Birtley Crescent**  
Fixed Price £135,000

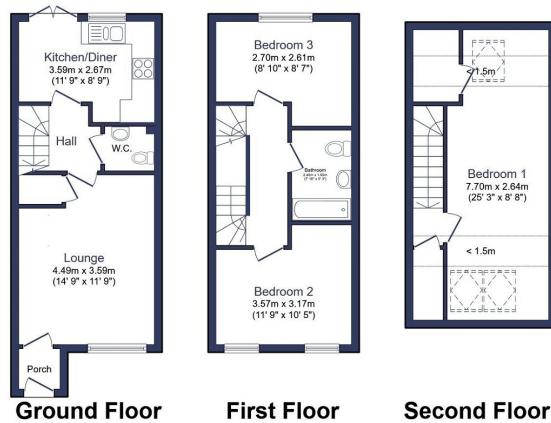
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- Sold Via "Section 106 Agreement" - Application Required
- Three Double Bedrooms
- Spacious Front Aspect Living Room
- Enclosed Courtyard Garden
- Sought After Location
- Three Storey Townhouse
- First Floor Family Bathroom, Downstairs WC
- Kitchen/Breakfast Room
- Double Driveway
- Very Well Presented Throughout



As part of a government funded initiative to offer affordable housing to those who otherwise would be unable to get on the property ladder, 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](mailto:ali@harpersproperty.com) to get guidance notes & the application form) An attractive three double bedroom end of terrace townhouse that offers generous proportions over the three floors. This ideal first buyer home offers a front aspect living room beyond the entrance porch plus a modern kitchen/ breakfast room to the rear - from there you have direct access to the well proportioned low maintenance courtyard garden that backs Gallagher Park. Further benefits to this home include a downstairs WC as well as a double driveway to the front within this peaceful cul-de-sac location.



Total floor area 84.4 m<sup>2</sup> (909 sq.ft.) approx  
 Restricted height areas 5.7 m<sup>2</sup> (62 sq.ft.)

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](http://www.focalagent.com)

21/04/2024, 11:42 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
35, Sirely Crescent ECS1 1JL3JN NE20 5PR	Energy rating	Valid until	24 April 2025																																
	<b>B</b>	Certificate number	8556-7234-4190-9455-3299																																
Property type	Semi-detached house																																		
Total floor area	83 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-restriction">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-restriction">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-restriction</a> )																																			
<b>Energy rating and score</b>																																			
This property's energy rating is B. It has the potential to be A.		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></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</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			39-54	E			21-38	F			1-20	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/8556-7234-4190-9455-3299/year.html>

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