



Grange Avenue, Bedlington, NE22 7EW

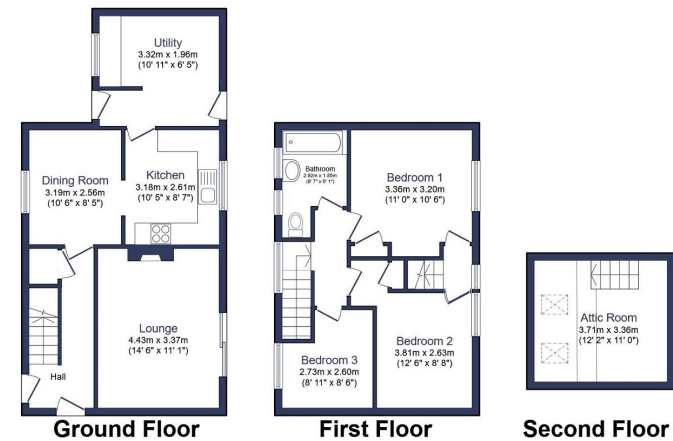
Offers Over £130,000

3 1 1



- Semi detached linked house
- Three first floor bedrooms
- Fitted kitchen
- Two reception rooms
- Utility room
- Loft room suitable for bedroom/study or playroom
- Additional loft storage
- Chain free
- Off street parking
- Good size rear garden





Total floor area 104.2 m² (1,122 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

Offered Chain Free is this semi detached home with three bedrooms and a loft room located within the sought after Grange Park estate of Bedlington.

18032024 12:49 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

25 Grange Avenue BD22 8JH 01227 7278	Energy rating D	11 March 2024 Current number 6941211-1154-6889-0000
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Property type: Semi-detached house
Total floor area: 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[View our new guidance on letting the privately rented sector. Properties with energy ratings from F to G are not eligible to be let.](#)

Energy rating and score

The property's energy rating is D. It has the potential to be C.

[See how to improve the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/18032024-1211-1154-6889-0000>

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