





# 18 Heather Lea

Offers Over £200,000

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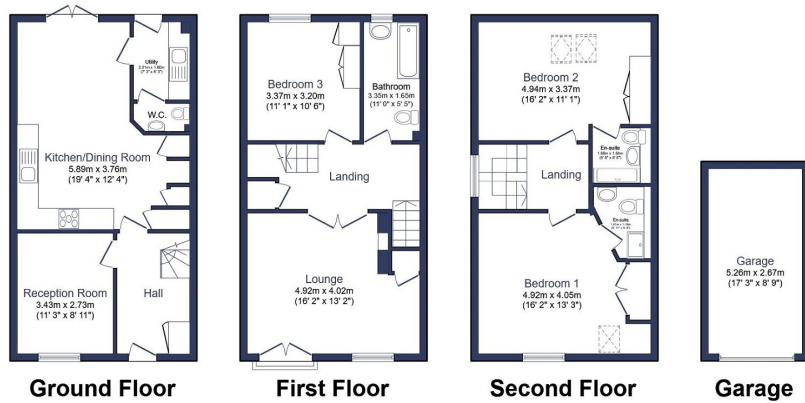


Introducing this really spacious townhouse within the Heather Lea development on the fringes of Blyth.

Arranged over three impressive floors, the internal space on offer does not disappoint: there are three double bedrooms (two master suites across the top floor with their own en-suite shower rooms) as well as a first floor family bathroom. The reception/entertaining space available is really appealing with a large first floor living room and a superb kitchen/dining room that covers the majority of the ground floor. You'll also find a separate utility room with WC alongside to the rear of the property as well as the inclusion of a play room to the front of the property that easily doubles as a home office or fourth bedroom depending on your circumstance.

Further key features of this sizeable family home include a separate garage with double driveway to the side & an enclosed rear garden that is easily accessed via double doors from the kitchen/diner.





Total floor area 152.5 m<sup>2</sup> (1,641 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

- End Of Terrace Townhouse
- Three Double Bedrooms
- Two Ensuite Shower Rooms & A Family Bathroom
- Home Office/Play Room/4th Bedroom
- Spacious First Floor Living Room
- Substantial Kitchen/Diner
- Separate Utility Room & WC
- Garage & Double Driveway
- Great Decorative Order Throughout
- Enclosed Rear Garden Throughout



18/02/2024, 10:12 Energy performance certificate (EPC) - Flat or energy certificate - GWS/UK

Energy performance certificate (EPC)																																		
18, Heather Lea B4 7TE REX/4DE	Energy rating <b>C</b>	Valid until: 7 July 2029 Certificate number: 0788-5093-6273-6631-4884																																
Property type	End-terrace house																																	
Total floor area	142 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-2020">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-2020">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-2020</a> ).																																		
<b>Energy rating and score</b>																																		
This property's 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></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></td> <td></td> </tr> <tr> <td>31-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-29</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			31-48	F			1-29	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/0788-5093-6273-6631-4884/print>

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