



3 Netherton Lane

£120,000

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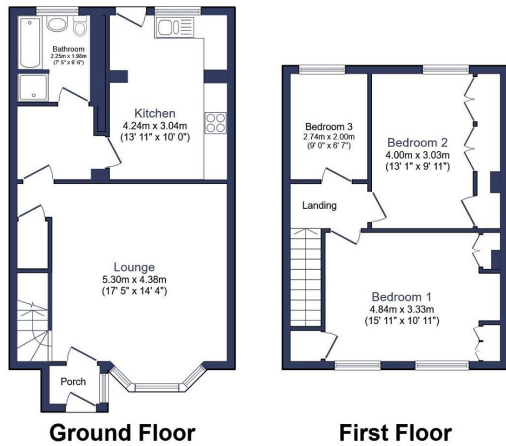


This charming period terrace would make an ideal first time purchase, family home or equally for a downsizer. The well presented accommodation offers an entrance porch which leads to a spacious, bright and airy lounge with bay window and high ceiling. There is an inner hallway which allows access to a bathroom with separate shower cubicle and there is a modern fitted kitchen/ diner leading out onto a beautiful generous rear garden.

Upstairs there are three bedrooms, the two double bedrooms benefit from fitted wardrobes.

Other features include double glazing and gas central heating.





Total floor area 91.0 m² (980 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

- Period mid terrace house
- Large lounge
- Refitted kitchen/dining room
- Fitted wardrobes in two bedrooms
- Chain free
- Three bedrooms
- Ground floor bathroom with shower
- Generous garden
- Close to popular schools
- Viewings recommended



19/03/2024, 15:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

3 Redburn Lane S22 3JQ NE22 8DP	Energy rating D	Address 11 Redburn Lane Cottingham S16 0JF
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Property type: Mid-terrace house
Total floor area: 89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance on the minimum energy efficiency standards for private rented properties in England](#).

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this 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://www.energy-certificates.service.gov.uk/energy-certificates/19/03/2024/1502-0005-0100>

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