



23 Ponteland Square,
£230,000

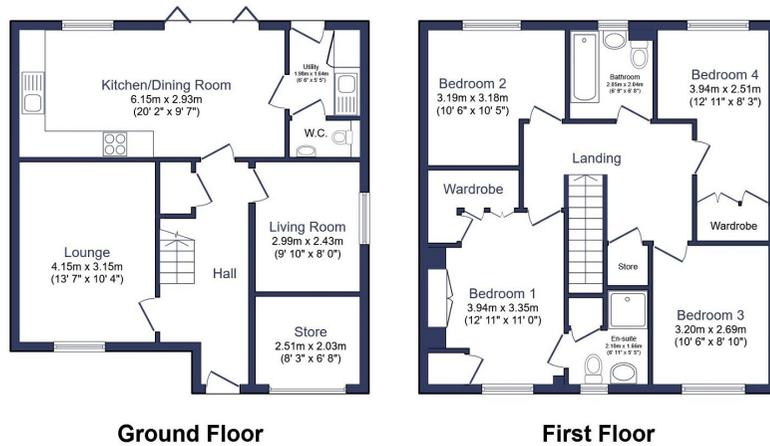
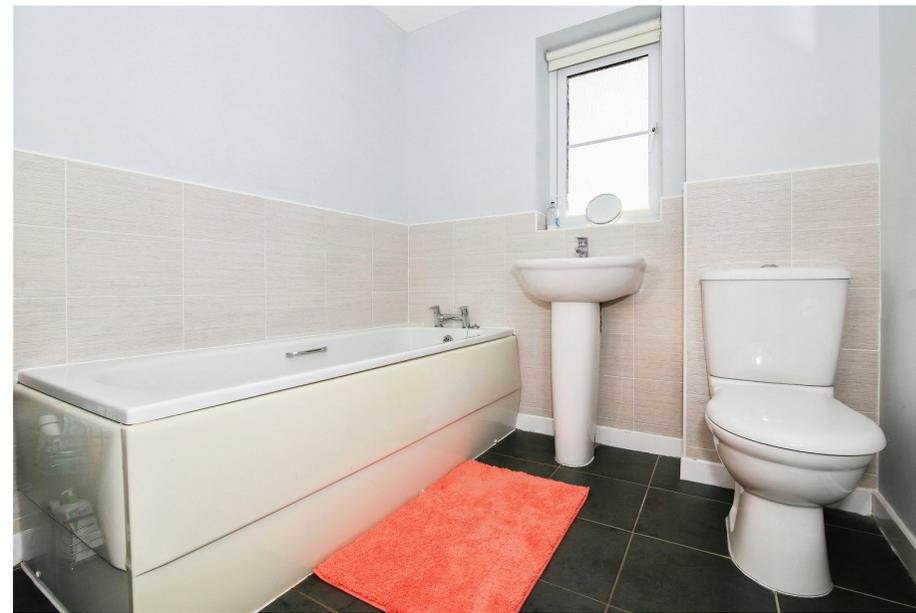
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- Detached Family Home
- Family Bathroom, En-Suite Shower & Downstairs WC
- Separate Utility Room
- Good-Sized Rear Garden
- Cul-De-Sac Location
- Four Bedrooms (Two With Built In Storage)
- Spacious Lounge, Separate Living Room & Kitchen/ Dining Room
- Great Decorative Order Throughout
- Two Car Driveway
- Close To Upcoming Rail Links



Located within one of Blyth's more popular residential locations, here you'll find a well presented family home with appealing internal proportions throughout. This detached property sits on a small cul-de-sac offering future buyers four bedrooms (two of which have built-in storage) with a family bathroom & en-suite shower room that completes the first floor accommodation, along with an airing cupboard off the landing. At ground floor level, you are spoilt for choice with three different reception areas that includes a spacious front aspect reception room, a separate living/games room within the converted garage space as well as a generous kitchen/dining room offering direct garden access - there is a WC & utility room beyond that helps make this a desirable option for those in search of their next home. Further benefits include a large South West facing garden, two car driveway and a good-sized storage space to the front of the original garage.



Total floor area 124.5 sq.m. (1,340 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

30/11/2023, 08:41 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
23, Postleford Square Blyth NE34 4JH	Energy rating C	Valid until: 12 November 2024 Certificate number: 9478-9011-7399-2794-9930																																
Property type	Detached house																																	
Total floor area	108 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 for landlords on the regulations and exemptions (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rented-properties).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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>96-100</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69</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>35-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-34</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		96-100	81-91	B			69-80	C	69		55-68	D			49-54	E			35-48	F			1-34	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/9478-9011-7399-2794-9930/properties>

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