





# 36 Ayton Court

Offers Over £350,000

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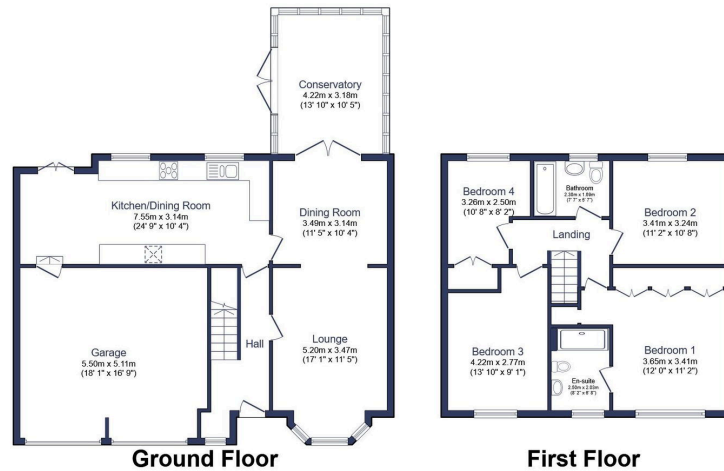


- Detached Family Home
- Four Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Substantial Kitchen/Dining Room
- Brilliant Reception Space
- Separate Dining Room & Conservatory
- Integrated Double Garage & Driveway
- Fantastic Sized Rear Garden
- Great Decorative Order Throughout
- Sought After Location





A substantial detached family home situated at the heart of one of Bedlington's most popular residential locations. Arranged over two spacious floors, all four bedrooms are large enough to accommodate a double bed with two of them offering built-in storage. There is three-piece family bathroom as well as an en-suite shower room off the master bedroom one which completes the the first floor offering. At ground floor level, this property will really captures your attention with four distinct reception & entertaining spaces that includes a generous kitchen/dining room, a separate formal dining room as well as a larger than average conservatory to the rear that overlooks a well proportioned rear garden & patio. Further benefits to this impressive home include a large integrated double garage with internal access along with driveway to the front. Offered in great decorative order from top to bottom, we look forward to showing you around.



Total floor area 168.3 m<sup>2</sup> (1,811 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

16/05/2024, 14:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
36, Ayrton Court BEDLINGTON NE22 6BE	Energy rating <b>C</b>	Valid until: 25 October 2028																																
		Certificate number: 9954-2815-6009-0228-8005																																
Property type	Detached house																																	
Total floor area	113 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/landlords-on-the-rental-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> .																																		
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<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</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	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from <b>A (best) to G (worst) and a score</b>. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/9954-2815-6009-0228-8005/summary>

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