



**7 Crossfell Gardens,
Offers Over £175,000**

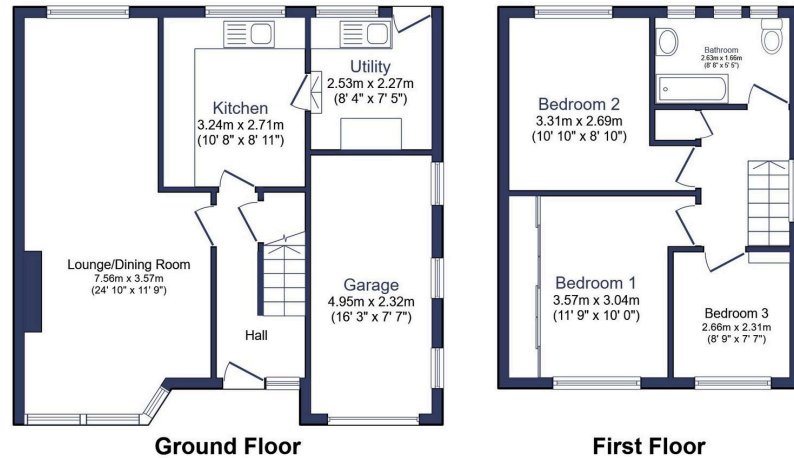
🛏️ 3 🚿 1 🚗 1



- Semi-Detached Home
- Three Bedrooms
- Good-Sized Family Bathroom
- Spacious Open Plan Living & Dining Room
- Modern Kitchen With Separate Utility Room
- Great Sized West Facing Rear Garden
- Three Car Driveway
- Integrated Garage
- Popular Residential Location
- Great Decorative Order Throughout



Located within the ever popular Wansbeck Estate in Stakeford, we are introducing this spacious three bedroom semi-detached home to the local sales market. Arranged over two floors, key features include a generous front 2 back living/dining room, a modern refitted kitchen with separate utility room that sits behind your integrated single garage. There is a great sized rear garden with Westerly aspect as well as a three-car driveway to the front. Alongside the three bedrooms (bedroom one with full set of built-in wardrobes), you'll find a three-piece family bathroom & airing cupboard off the landing. If this looks like it could be your next home, please get in touch today.



Total floor area 94.0 m² (1,012 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

21963284_06.21 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
7, Crossed Gardens CROFTINGTON NE50 5AA	Energy rating E	Valid until: 15 September 2023																																
		Certificate number: 8404-6187-8222-2697-9103																																
Property type	Semi-detached house																																	
Total floor area	85 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/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlords-guidance																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<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>39-54</td> <td>E</td> <td>84 E</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+	A			81-91	B			69-80	C			55-68	D			39-54	E	84 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 A (best) to G (worst) and a score. 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>
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E	84 E																																
21-38	F																																	
1-20	G																																	

<https://find-energy-certificates.service.gov.uk/energy-certificates/8404-6187-8222-2697-9103/property>

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29