



Scoular Drive, Ashington, NE63

£175,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

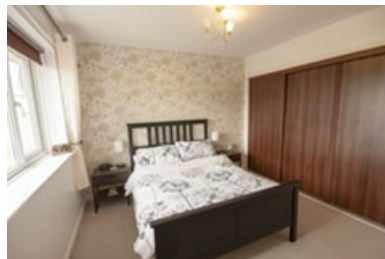
Immaculate Four Bedroomed Detached Family Home Well Presented Multi Car Parking Available to View Now.

Key features:

- Large driveway
- Conservatory
- Ensuite
- Quite Location
- Book a Viewing Online
- End Plot
- Fitted Wardrobe

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band C (£1550.18 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway

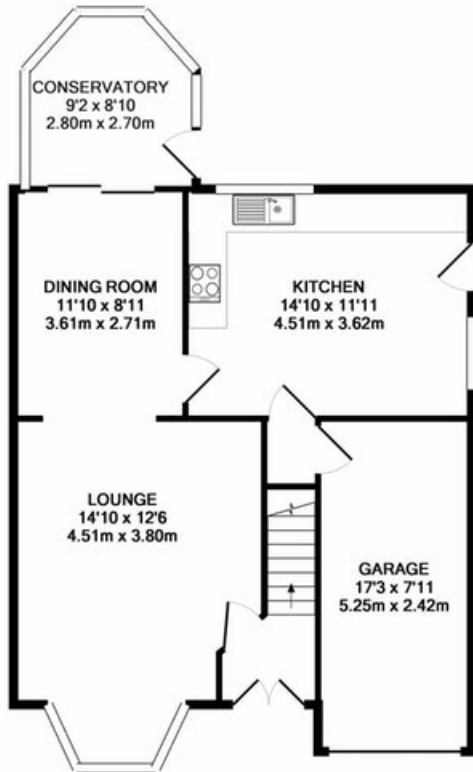


Priced to sell. Immaculate Four Bedroomed Detached Family Home, Well Presented with Multi Car Parking in a quiet family friendly location at the head of the street. Book a viewing online at <https://www.housesimple.com/viewings/create/111836>

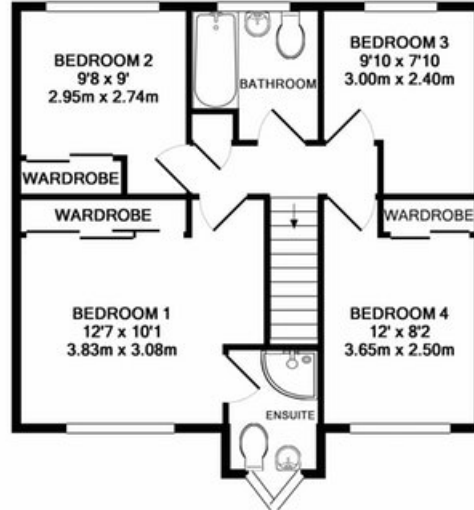
Four bedroomed detached property in prime position at the head of Scoular Drive, North Seaton, Ashington. Well presented throughout this property this house would make a lovely family home.

The property has excellent road links to the A189 and is close to the local town centre, local schools and college. With double glazing and gas central heating the accommodation briefly comprises: Entrance hall, lounge/dining room, kitchen diner, stairs to first floor landing, four bedrooms with en-suite to the master and a family bathroom. Externally there is an enclosed garden to the rear and a spacious block paved drive to the front for multi car parking leading to the single garage. A lovely family home which must be viewed early to avoid disappointment.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate



54, Scouler Drive, ASHINGTON, NE63 9SE

Dwelling type: Detached house	Reference number: 0931-2817-7329-9426-9775
Date of assessment: 23 February 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 February 2016	Total floor area: 109 m ²

Use this document to:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,946
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 210 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 606 over 3 years </div>
Heating	£ 2,184 over 3 years	£ 1,899 over 3 years	
Hot Water	£ 342 over 3 years	£ 231 over 3 years	
Totals	£ 2,946	£ 2,340	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	68	83

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 318	✔
2 Low energy lighting for all fixed outlets	£55	£ 177	✔
3 Solar water heating	£4,000 - £8,000	£ 111	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code

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