



MILLINGTON TUNNICLIFF

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## 12 Higher Moor, Avonwick

£480,000

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- Stunning 3 Bedroom Detached House
- Feature Size Level Enclosed Rear Garden Backing Onto Field
- Integrated Kitchen/Diner With Snug
- Cloakroom
- En Suite Shower Room
- Double Width Driveway
- Large Garage
- Oil Fired Central Heating And Solar Panels
- EPC C 75
- Double Glazing

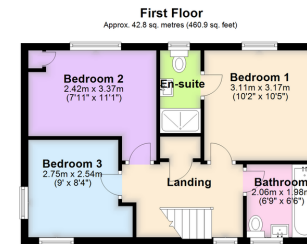
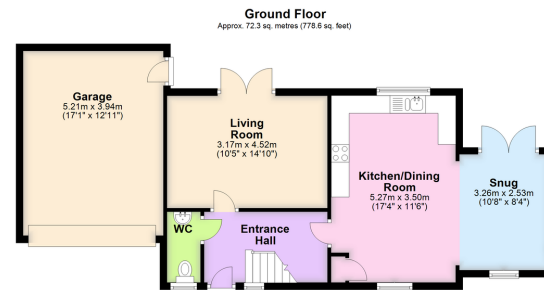


A fabulous 3 bedroom detached house set within this popular cul de sac on a good size level plot with gardens backing onto a field. The property is beautifully presented, offering an entrance hall, cloakroom, living room, integrated kitchen/diner and open plan snug on the ground floor, together with landing, 3 bedrooms, family bathroom and en suite shower room on the upper floor. The house is double glazed, has oil fired central heating, modern sanitary fittings, upgraded radiators and solar panels. Externally there is a double width drive to the garage and a fabulous level enclosed rear garden. EPC C 75.









Total area: approx. 115.2 sq. metres (1239.5 sq. feet)



10/02/25, 12:40 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

**Energy performance certificate (EPC)**

Address: Address: Town/ETC	Energy rating: <b>C</b>	Valid until: 10 February 2026
	Certificate number: 6554-4822-7368-6498-4266	

Property type	Detached house
Total floor area	91 square metres

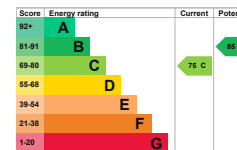
**Rules on letting this property**

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 that apply to your property](#) on the gov.uk website.

**Energy rating and score**

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

[Click here to improve this property's energy efficiency](#)



The graph shows the 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://findanenergycertificate.service.gov.uk/energycertificate/6554-4822-7368-6498-4266>

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