

3 Bed Semi-Detached In The Crescent Newton, Newton, CH2 2BP £325,000



Ref:15580





SHORT DESCRIPTION

Property Ref: 15580 Back on the market due to no fault of the property and very easy to miss if you scroll too quickly. This one is a quiet little hidden gem on a peaceful off road with great parking, strong school options and a surprisingly private plot. A beautifully upgraded three bedroom semi that is genuinely move in ready. Bright interiors, a modern kitchen with solid iroko wood worktops, a utility and downstairs toilet plus a light filled conservatory that opens onto newly installed decking and a generous rear garden. Many of the big jobs have already been done including internal insulation, loft insulation, a new electrical circuit board, smart central heating upgrades and the kitchen. The house now has an EPC rating of C which keeps running costs comfortable throughout the year. There is still scope for the right buyer to add finishing touches and personalise certain areas, which makes it a balanced and attractive prospect. Upstairs you will find three good bedrooms and a modern family bathroom. The location sells itself. It is walkable to the city, close to the train station, parks and supermarkets and sits within strong primary school catchments. If you missed it before, look again. It is a great house in a great spot.. Property Type: Semi-detached Full selling price: £325000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating:C Measurement: 1142 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Central Heating,Eco Friendly,Central Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

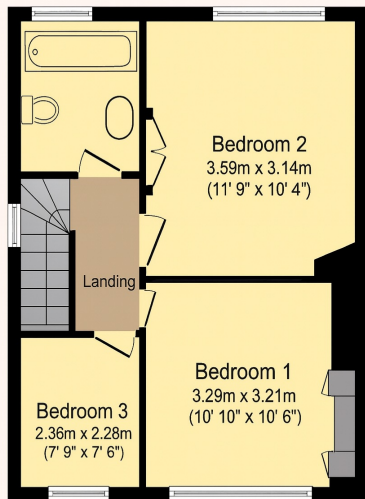
Bath Room(s)

2

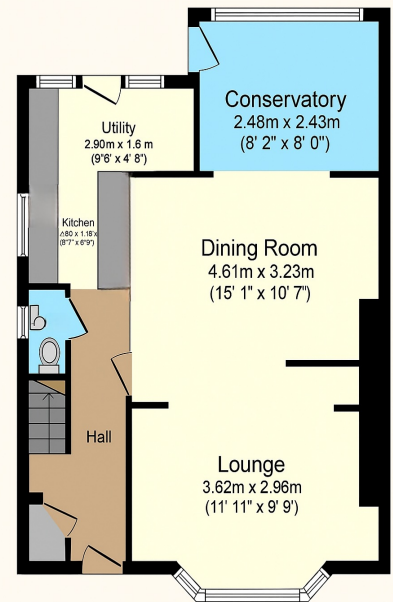
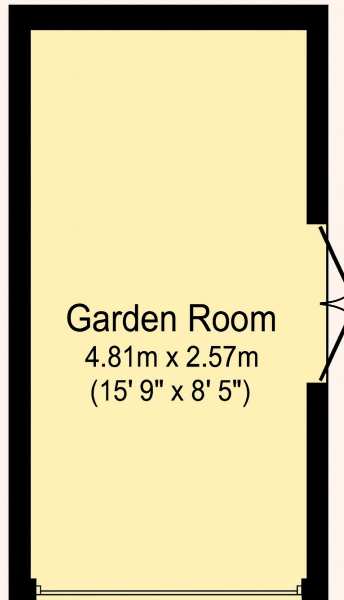
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



First Floor



Ground Floor

Total floor area 106.1 m² (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	95 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

The graph shows this 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



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