

99Home Ltd.

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

£325,000











SHORT DESCRIPTION

Property Ref: 15580 Re-listed after a buyer withdrawal (no fault of the property). Chain-free sale, potentially offering the chance for a quicker move. This beautifully presented three bedroom home has been fully renovated and modernised throughout. It offers a stylish interior, excellent energy upgrades and a generous outdoor space. Ground Floor The welcoming hallway leads into a bright lounge, the perfect place to relax. From here, step through to the spacious dining room, an ideal setting for family meals or entertaining guests. The property boasts a brand new kitchen with a solid wood worktop, perfect for those who enjoy cooking or baking. A handy utility room offers extra space for appliances, and a convenient WC completes the ground floor. A light filled conservatory adds versatile living space, while the garden room is currently used as a childrens playroom with a magical woodland theme, an enchanting retreat for children of all ages. First Floor Upstairs are three well proportioned bedrooms. The main bathroom has been modernised and includes a bath, electric shower, toilet and sink. Energy and Renovation The property has recently undergone internal wall insulation along with a brand new central heating system, contributing to improved warmth and energy efficiency. The home has been fully renovated and modernised throughout, making it ready for its new owners. The EPC currently shows an E rating but an updated assessment is pending. With the recent modifications it is expected that the property will achieve a C rating, improving efficiency and running costs. Outside The garden is a real highlight. Recently installed decking provides a stylish space for outdoor dining or entertaining, making the most of the afternoon sun. Beyond the decking, the garden is generous in size, full of charm and character, and perfect for family life. Location Located in a popular and private area, the property is close to a bus stop, a local park, Morrisons supermarket and Bache train station. It is also within walking distance of the town centre, making it an ideal choice for convenience and lifestyle. Summary This exceptional home combines modern upgrades, energy improvements and stylish renovations with spacious rooms and a generous garden. With its bright and welcoming feel and superb location, this property is an outstanding opportunity for families and buyers seeking a move in ready home with long term benefits. Property Type: Semi-detached Full selling price: £325000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: C EPC rating: E Measurement: 1142 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing Chain sale Possession of the property: self-occupied..







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.



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		79 square metres		
Rules on letting th	is property			
Properties can be let if t	hey have an energy	rating from A to E.		
	ince/domestic-private	regulations and exemptions -rented-property-minimum-energy-efficiency-		
Energy rating and	score	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.		
has the potential to be O See how to improve this	D	to G (worst) and a score. The better the rating and score, the lower your		
This property's energy raths the potential to be Conserved to improve this energy efficiency. Score Energy rating 922 A 81-91 B 69-80 C 55-68 D 39-54 E	D	to G (worst) and a score. The better the rating and score, the lower your		

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