



YOUR MOVE

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## Apsley Crescent, Newcastle Upon Tyne



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# Apsley Crescent, Newcastle Upon Tyne

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

YOUR MOVE are pleased to offer for sale this semi detached three bedroom house benefiting from a gas fired central system, double glazing where stated and no upward chain. The property briefly comprises entrance hall, lounge, kitchen and utility room whilst to the first floor there are three bedrooms, bathroom and separate WC. Externally there are gardens to the front and rear and a driveway providing off road parking.

## ENTRANCE HALL

Double glazed entrance door, radiator, stairs to the first floor.

## LOUNGE

**5.46m x 3.38m (17'11" x 11'1")**

Double glazed bay window to the front and rear, two radiators, feature fireplace, television aerial point, telephone point.

## KITCHEN

**3.99m x 2.69m (13'1" x 8'10")**

inc units:Double glazed window to the rear, range of wall and base units with roll edge work surfaces, tiled splash backs, sink and drainer with mixer tap, integral electric oven and gas hob with extractor hood over, storage cupboard, radiator, double glazed door giving access to the garden

## UTILITY ROOM

**2.59m x 2.01m (8'6" x 6'7")**

inc units:Double glazed window to the front, range of wall and base units and roll edge work surfaces, space for appliances.

## STAIRS TO:-

## FIRST FLOOR LANDING

Double glazed window to the rear, loft access.

## BEDROOM

**3.68m x 3.40m (12'1" x 11'2")**

Double glazed window to the front, radiator.

## BEDROOM

**2.79m x 2.74m (9'2" x 9'0")**

Double glazed window to the front, radiator.

## BEDROOM

**2.67m x 2.16m (8'9" x 7'1")**

Double glazed window to the front, radiator, storage cupboard.

## BATHROOM

Double glazed window to the rear, three piece white suite comprising pedestal wash hand basin, panelled bath with shower over, part tiled walls.

## SEPARATE WC

Low level WC.

## EXTERNAL

Gardens to the front and rear.

## DRIVE

Providing off road parking.

## CLAUSES:

### FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

### MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### FIXTURES & FITTINGS:

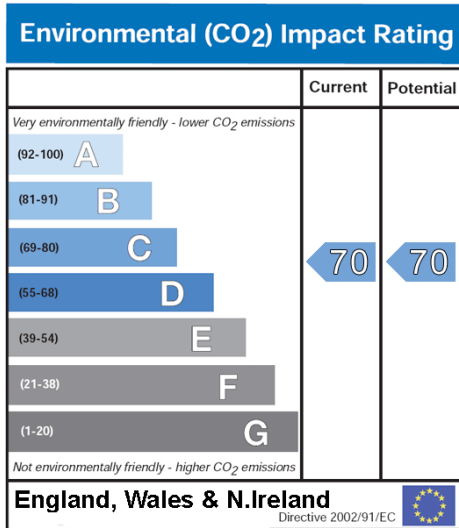
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### SERVICES CONNECTED:

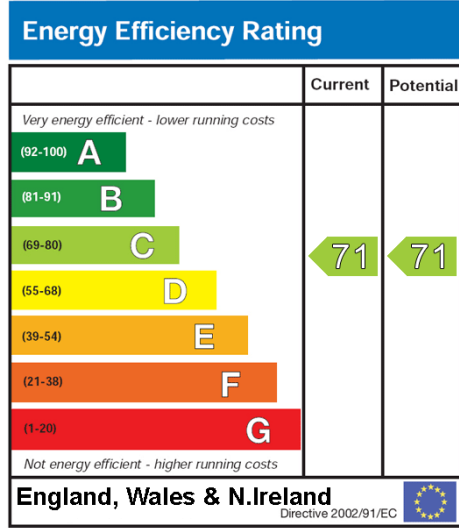
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

### ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OFFICE OPENING HOURS:**

Monday to Friday 9am - 5.30pm  
Saturday 9am - 4pm  
Sunday Closed



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