



15 Derwent Crescent, Swalwell, Newcastle Upon Tyne, Tyne & Wear, NE16 3HX

Asking Price £120,000



Key features

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- THREE SPACIOUS BEDROOMS
- MODERN FITTED KITCHEN
- SEPARATE TOILET & FAMILY BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE TIER WELL PRESENTED GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS



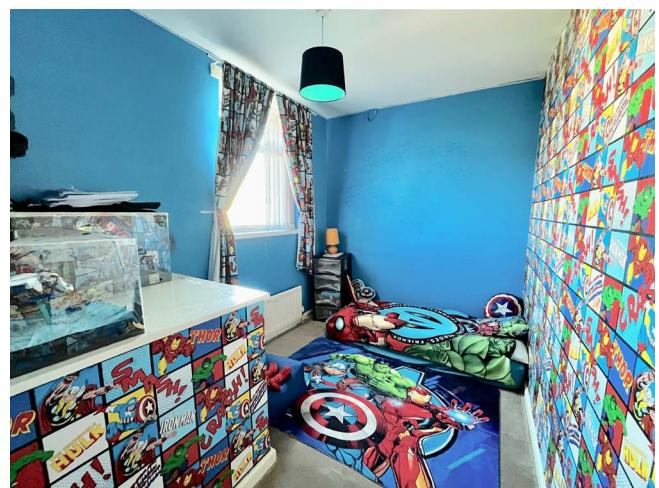
Description

NO ONWARD CHAIN - Welcome to this charming three bedroom semi-detached house located in the sought-after Derwent Crescent, Swalwell, Newcastle Upon Tyne. This property boasts a modern kitchen, a spacious lounge, a downstairs W.C. and modern family bathroom. With three bedrooms, there's plenty of space for a growing family or for those in need of a home office or guest room.

One of the highlights of this property is the well maintained three-tier garden, providing a lovely outdoor space to relax and entertain.

Furthermore, this property comes with the added benefit of no onward chain, making the buying process smoother and quicker for potential homeowners. Don't miss out on the opportunity to make this house your home and enjoy the convenience of living in this vibrant area of Newcastle Upon Tyne.

Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Derwent Crescent.



LOUNGE
17'3 x 11'10

KITCHEN
11'6 x 11'2

DOWNSTAIRS W.C.
6'3 x 2'11

BEDROOM ONE
11'9 x 11'2

BEDROOM TWO
15'11 x 7'7

BEDROOM THREE
13'1 x 7'5

BATHROOM
7'4 x 5







EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Derwent Crescent



Ground Floor

First Floor

Total Area: 81.3 m² ... 875 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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