



38 Apsley Crescent  
, Kenton, NE3 3LP

£155,000

## 38 Apsley Crescent

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Located within a popular and established residential area, 38 Apsley Crescent is a recently redecorated three-bedroom home. The property has been refreshed throughout, providing a modern, move-in-ready feel that will appeal to both owner occupiers and investors alike. Internally, the accommodation is well laid out and benefits from a bright and spacious living area, creating a comfortable environment for both everyday living and entertaining. The kitchen is practical and functional, offering ample space for day-to-day use with further potential for enhancement if desired.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from good natural light, along with a family bathroom fitted with essential fixtures. The overall layout is both practical and versatile, making it suitable for a range of buyers including first-time purchasers and growing families.

Externally, the property stands out with its generous front and rear gardens. Both spaces are low maintenance making them ideal for buyers seeking outdoor space without ongoing upkeep, while still offering excellent potential for landscaping or outdoor seating areas.

When compared to recent nearby sales, 38 Apsley Crescent represents strong value, particularly given its updated condition and generous plot size. The combination of internal presentation, outdoor space, and market positioning is expected to generate significant interest.

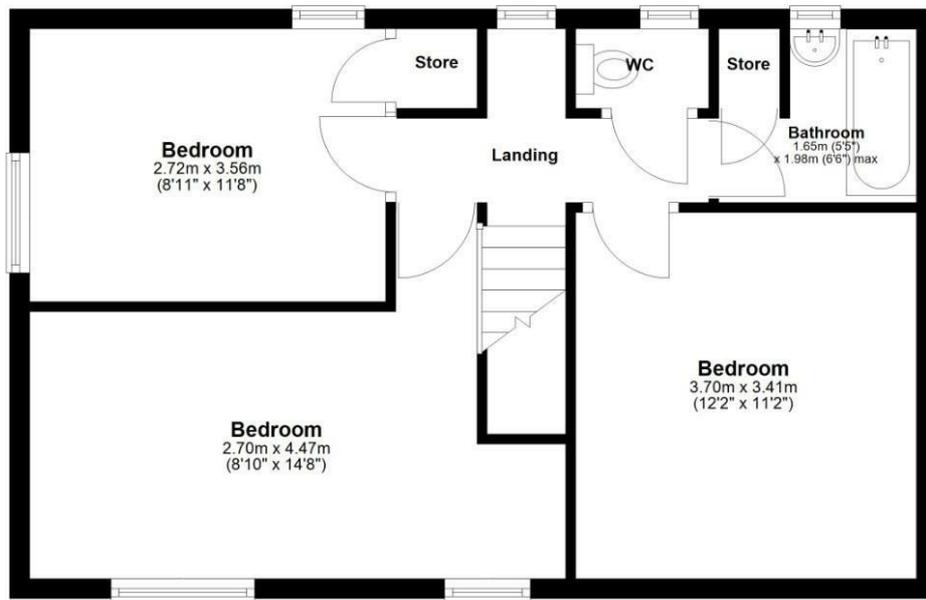
Early viewing is highly recommended to fully appreciate the space, condition and overall value this property has to offer.



# Floor Plan

## First Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	83
		EU Directive 2002/91/EC	