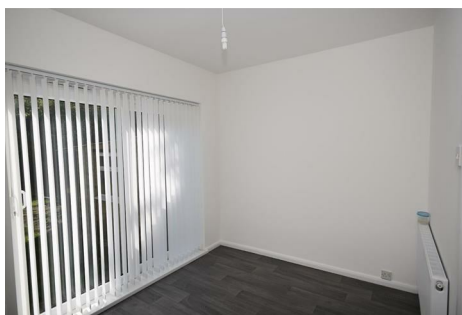


**60 Chiltern Avenue
Duston
NORTHAMPTON
NN5 6AU**

£1,400 Per Month



- **AVAILABLE NOW**
- **WALKING DISTANCE TO SCHOOLS AND SHOPS**
- **LARGE ENCLOSED REAR GARDEN**
- **PETS CONSIDERED**
- **POPULAR LOCATION OF DUSTON**
- **GAS RADIATOR HEATING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** Located in the very popular area of Duston Northampton, this three bedroom semi detached home offers good sized living accommodation, refitted kitchen, downstairs cloakroom, large rear garden and garage. The property is heated by gas radiators and has upvc windows throughout. Schools and shops are located within easy walking distance.
****Unfurnished, pets considered at £25 rent per month****

Entrance Hall

Entry through composite door, window to front elevation, radiator, stairs rising to first floor.

Downstairs Cloakroom

Corner wash hand basin with vanity cupboard under, tiling to splash areas, low level w/c, radiator, frosted window to front elevation.

Lounge

17'0" x 11'5" (5.20 x 3.50)

Radiator, window to rear garden, open walk through to;

Dining Area

8'6" x 7'11" (2.60 x 2.42)

Radiator, sliding upvc patio doors to rear garden.

Kitchen

12'1" x 8'6" (3.70 x 2.60)

Refitted in white base and wall mounted cupboard, roll top work space, single drainer stainless steel sink unit, inset gas hob with extractor fan over, built in one and half oven, plumbing for washing machine, tiling to splash areas, under stairs storage cupboard, pantry cupboard offering space for tall standing fridge/freezer, window and fully glazed frosted door to side elevation.

First Floor

Landing

Access to loft area, window to front elevation.

Bedroom One

10'11" x 10'9" (3.33 x 3.28)

Radiator, window to front aspect.

Bedroom Two

12'2" x 10'9" (3.73 x 3.28)

Radiator, built in double wardrobe, window over looking rear garden.

Bedroom Three

9'3" x 8'6" (2.84 x 2.60)

Built in wardrobe, radiator, window to rear elevation.

Bathroom

Three piece white suite comprising panel bath with mixer shower, pedestal wash hand basin, close coupled w/c, full height tiling to bath and shower area, linen cupboard, frosted window to side elevation.

Externally

Front Garden

Laid to lawn and enclosed by low level brick retaining wall with flower and shrub beds, drive way with off road parking for 2/3 cars. Leading to garage.

Rear Garden

Large rear garden which has been mainly laid to lawn and surrounded by flower, shrub and evergreens. The rear garden is enclosed with hedgerows and timber panel fencing, side door into garage.

Garage

Single constructed garage with up and over door . To the rear of the garage is a brick built tool store.

Agent Notes

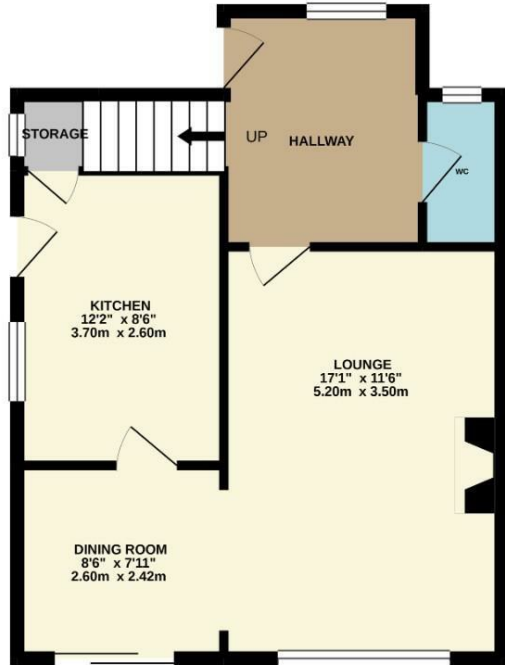
Council tax band: C

****AGENTS NOTE - HOLDING DEPOSIT****

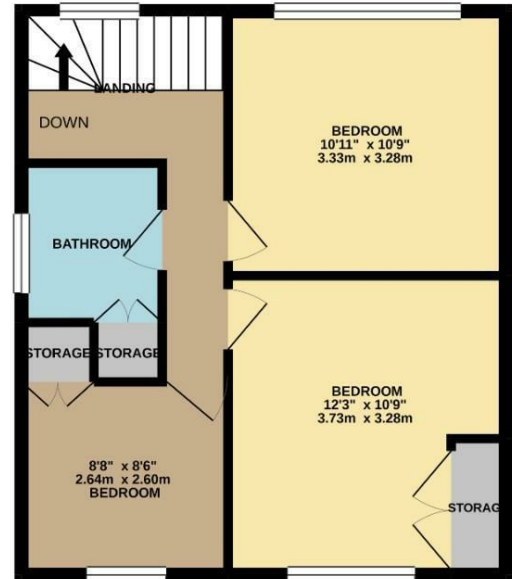
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



GROUND FLOOR



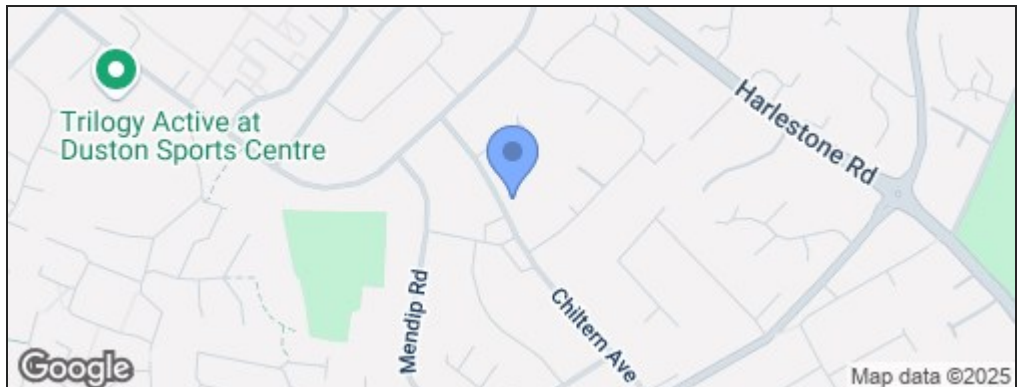
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	85
EU Directive 2002/91/EC		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.