



55 Spanslade Road, Standens Barn, Northampton, NN3 9DL
£270,000 Freehold

Jackson Grundy are delighted to bring to the market a well presented three bedroom semi-detached property with a conservatory and landscaped garden. The accommodation comprises entrance porch, hall, lounge, kitchen/dining room, conservatory, three bedrooms and a shower room. Windows and doors are double glazing where specified and the heating is via gas radiators. Outside there are front and rear gardens and a block paved driveway providing off road parking. EPC Rating: D. Council Tax: B.

Three Bedrooms | Semi-Detached | Conservatory | Off Road Parking | Well Presented | Landscaped Garden

modern marketing · traditional values

ENTRANCE PORCH

uPVC in construction with obscure double glazed windows to two sides. Door to hall.

HALL

Radiator. Staircase rising to first floor landing. Telephone point. Central heating thermostat. Door to lounge.

LOUNGE 4.19m x 3.73m (13'9 x 12'3)

Double glazed bay window to front elevation. Radiator. Fireplace with electric fire. Television point. Coving. Opening to kitchen/diner.

KITCHEN/DINER 5.18m x 3.05m (17'0 x 10'0)

Double glazed window to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Single drainer sink unit with mixer tap over. Built in oven and extractor canopy over. Built in fridge, dishwasher and washer/dryer. Boiler. Coving. Opening to conservatory.

CONSERVATORY 3.20m x 3.05m (10'6 x 10'0)

uPVC in construction with double glazed windows to two sides. Vertical wall radiator. Tiled floor. Built in ceiling blinds. Double glazed French doors to garden.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing hot water tank. Double glazed window to side elevation. Doors to bedrooms and shower room.

BEDROOM ONE 3.38m x 3.05m (11'1 x 10'0)

Double glazed window to front elevation. Radiator. Built in furniture to include floor to ceiling five door wardrobes, a size drawer chest of drawers and bedside cabinets.

BEDROOM TWO 3.05m x 3.00m (10'0 x 9'10)

Double glazed window to rear elevation. Radiator. Built in three door wardrobe.

BEDROOM THREE 2.34m x 2.03m (7'8 x 6'8)

Double glazed window to front elevation. Radiator.

SHOWER ROOM 2.01m x 1.68m (6'7 x 5'6)

Obscure double glazed window to rear elevation. Ladder style radiator. Shower in a fitted cubicle, wash hand basin inset into vanity cupboard and low level WC. Tiling to all walls. Tiled floor.

OUTSIDE

FRONT GARDEN

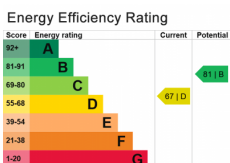
Mainly block paved providing off road parking with shrub borders.

REAR GARDEN

Paved to the rear of the kitchen (side of conservatory) with the remainder recently laid to lawn. All enclosed by timber fencing.

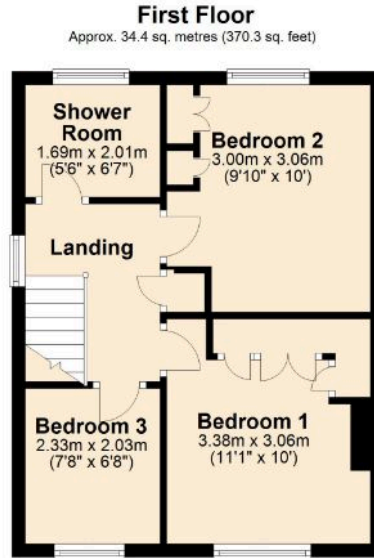
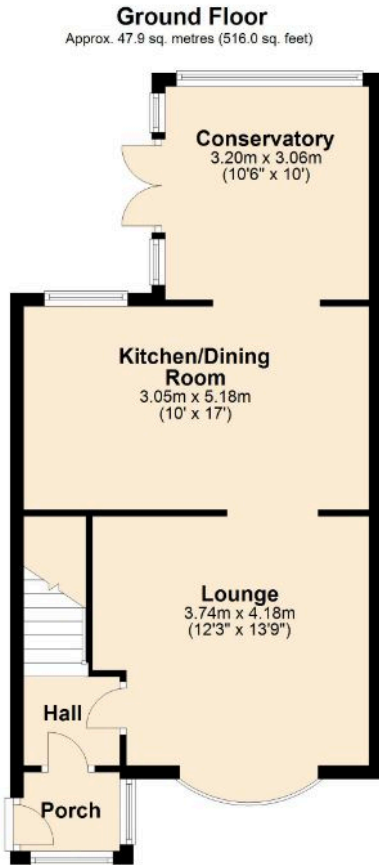
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

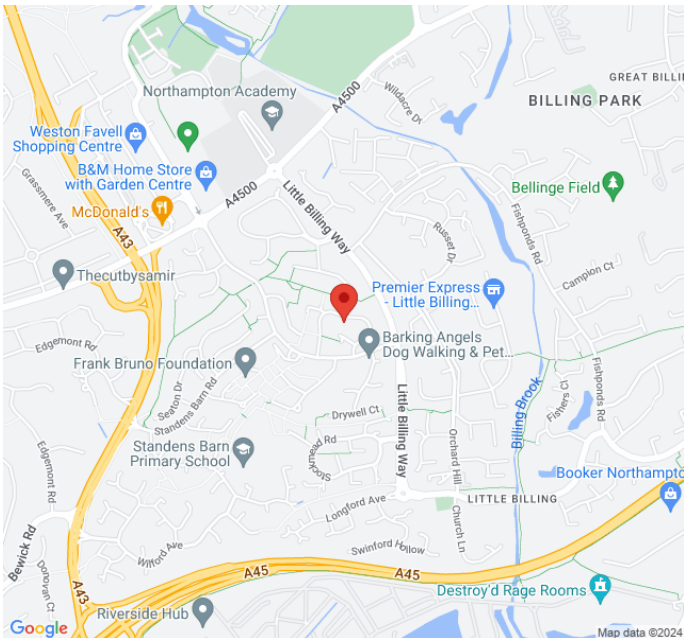


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 82.3 sq. metres (886.4 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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