



**78 Maidencastle, Blackthorn, Northampton, NN3 8EJ**  
**£185,000 Freehold**

Jackson Grundy bring to the market a well presented three bedroom mid terrace offered for sale with no onward chain. The accommodation comprises entrance hall, WC, kitchen/dining room and lounge. To the first floor are three bedrooms and bathroom. The rear has an enclosed garden. Further benefits include uPVC double glazed windows and doors and gas radiator heating. Please call to arrange an internal inspection. EPC Rating: C. Council Tax Band: A

**No Chain | Kitchen/Dining Room | Downstairs WC | uPVC Windows & Doors | Gas Radiator Heating | Close to Local Amenities**

**modern marketing · traditional values**

## HALLWAY

uPVC double glazed entrance door with frosted glass. Staircase rising to first floor. Fuseboard. Door to rooms. Two storage cupboards. Tiled floor.

## WC

Frosted uPVC double glazed window to front elevation. Low level WC and wash hand basin. Tiling to splash back areas.

## KITCHEN/DINING ROOM 4.95m x 3.66m (16'3 x 12'0)

uPVC double glazed window to front elevation. Wall and base units with roll top work surfaces over. Stainless steel bowl and drainer. Space for white goods. Range style cooker. Tiled floor. Coving. Storage cupboard.

## LOUNGE 3.05m x 5.41m (10'0 x 17'9)

uPVC double glazed window to rear elevation. uPVC double glazed door with frosted glass to rear elevation. Radiator. Coving.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Doors to:

## BEDROOM ONE 4.44m x 3.51m (14'7 x 11'6)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM TWO 3.51m x 3.56m (11'6 x 11'8)

uPVC double glazed window to front elevation.

## BEDROOM THREE 3.05m x 2.82m (10'0 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.83m x 1.91m (6'0 x 6'3)

Frosted uPVC double glazed window to front elevation. Suite comprising low level WC, wash hand basin and panelled bath with shower over. Airing cupboard. Combination boiler.

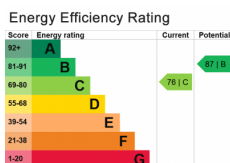
## OUTSIDE

## FRONT GARDEN

Gate to front with path to front door. Shingled either side.

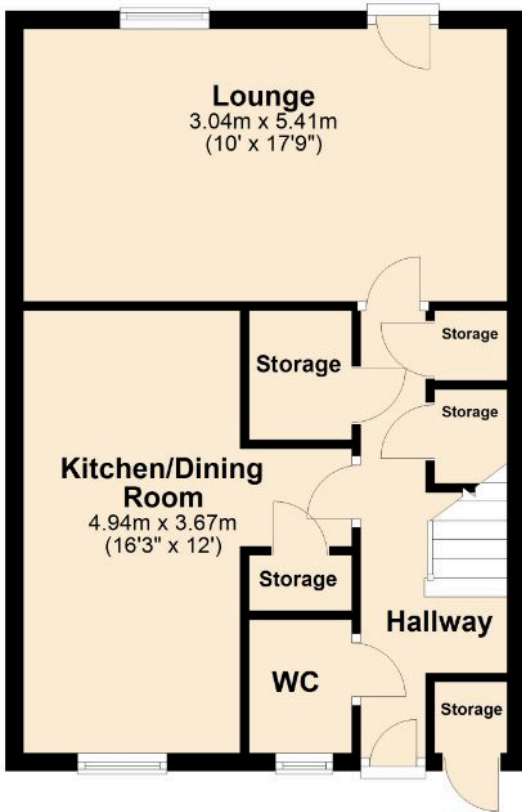
## REAR GARDEN

Patio area. Steps to rear. Shingled base for shed. Enclosed by panelled fencing. Gated rear access. Water tap.

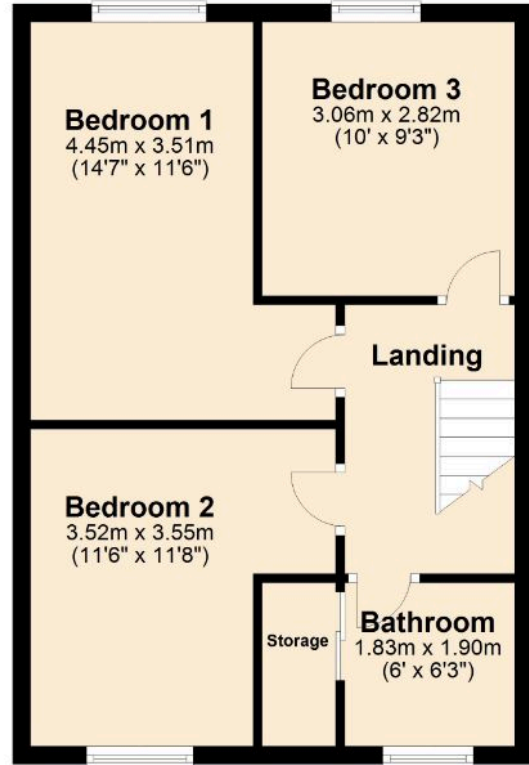


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

### Ground Floor



### First Floor



### 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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