



**16 Newstead Close, Ecton Brook, Northampton, NN3 5EE**  
**£220,000 Freehold**

Jackson Grundy bring to the market this three bedroom semi detached home with garage, situated in a quiet cul-de-sac in Ecton Brook. The accommodation comprises entrance porch, hall, lounge/dining room, kitchen and garage that has been converted into two sections. To the first floor are three bedrooms and a family bathroom. The rear has an enclosed garden. The property is in need of modernisation. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B

**In Need Of Modernisation | No Chain | Full Of Potential | Quiet Cul-De-Sac | Ideal For Families  
| Close To Local Amenities**

**modern marketing · traditional values**

## PORCH

uPVC double glazed entrance door. Frosted window to front elevation. Dado rail.

## HALLWAY

Staircase rising to first floor landing. Radiator. Storage under stairs. Coving.

## LOUNGE 3.35m x 3.35m (11'0 x 11'0)

uPVC double glazed window to front elevation. Radiator. Coving.

## DINING AREA 2.39m x 2.13m (7'10 x 7'0)

uPVC double glazed French doors to rear elevation. Radiator. Coving.

## KITCHEN 3.00m x 2.41m (9'10 x 7'11)

Two uPVC double glazed windows to rear elevation. uPVC double glazed entrance door to rear elevation. Wall and base units. Roll top work surfaces. Stainless steel sink and drainer. Four ring electric hob with electric oven under and extractor over. Space for white goods. Tiled floor.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.05m x 2.59m (10'0 x 8'6)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 2.51m x 2.74m (8'3 x 9'0)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.39m x 2.72m (7'10 x 8'11)

uPVC double glazed window to front elevation. Radiator. Storage over stairs.

## BATHROOM 1.52m x 1.83m (5'0 x 6'0)

Frosted uPVC double glazed window to front elevation. Low level WC, pedestal wash hand basin and panelled bath. Tiled floor to ceiling.

## OUTSIDE

### FRONT GARDEN

Block paved driveway.

### GARAGE

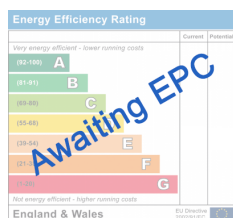
Split into two parts. Power and light. Up and over door.

### REAR GARDEN

Decked area. Steps to rear. Shingled area. Panelled fencing.

### DRAFT DETAILS

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

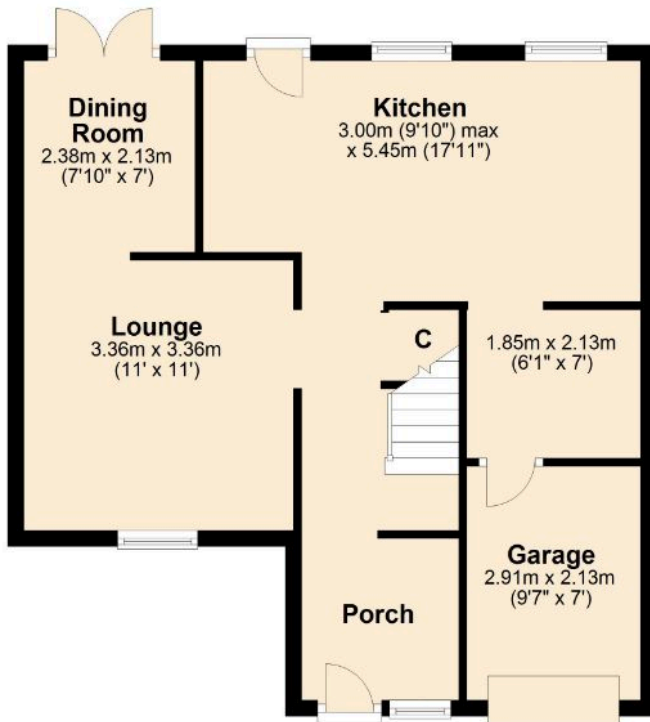


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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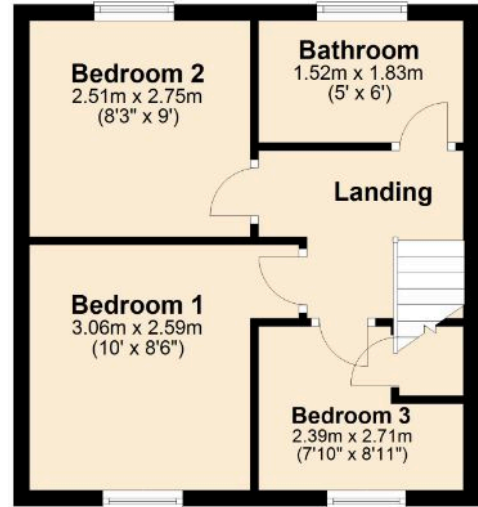
### Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 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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