

**MAIN ROAD, NORTHAMPTON, NN5**

**Price £160,000 |      Duston NN5**



For sale by conditional auction with SDL Auctions. For more details please call 0345 222 0197 or visit [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)

Chelton Brown are delighted to offer this deceptively spacious three bedroom terraced home, by auction.

In need of some modernisation, which will unlock unlimited potential, this property briefly comprises; entrance hall, two reception rooms, kitchen, and downstairs bathroom.

To the first floor there are three generous bedrooms.

Situated within a very large plot, this home offers a large enclosed front garden and a vast rear garden with a brick built shed and garage.

Offered with no upward chain, call now to register your interest.

EPC: D

- 3 Bedrooms
- Extensive Rear Garden
- Garage To The Rear
- 2 Reception Rooms
- Excellent Location
- Fabulous Potential
- No Upward Chain
- Call To Register Your Interest



## Front Exterior

A spacious three bedroom terraced home, offering substantial outside space both to the front and rear

## First Reception Room 12'2" x 11'6"



Previous used as the primary living room, there is a window to the front aspect

## Second Reception Room 12'6" x 11'6"



The second reception room, previously used as a separate dining area offers a door leading to the rear garden and window to the rear aspect

## Kitchen 7'7" x 8'2"



The kitchen comprises a range fitted wall base units to include oven, hob, sink and drainer. Window to side aspect and there is a larder (storage) cupboard.

## Rear Hall 7'7" x 2'4"



Upon leaving the kitchen to the rear is the rear hallway, leading to the garden and door leading to the bathroom

## Bathroom 7'7" x 5'5"



The downstairs bathroom comprises; a suite to include a bath with fitted side panel and shower over. Low level flush WC, basin and pedestal. Window to rear aspect

## Landing 12'11" x 4'11"



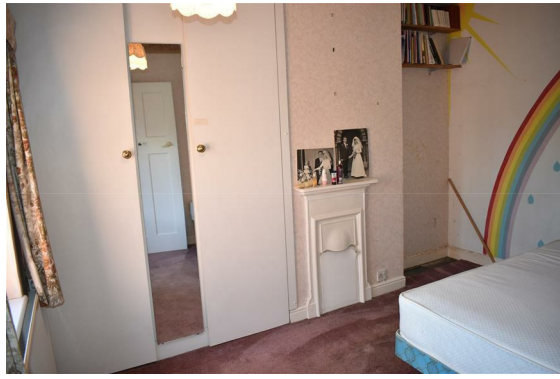
Stairs lead from the ground floor to the landing. Doors lead to all three bedrooms. Loft access

## Master Bedroom 11'7" x 14'4"



The master bedroom offers a generous space with built in storage cupboard and window to the front aspect

## Bedroom 2 12'11" x 9'1"



bedroom 2, the second double, offers built in storage and a window to the rear aspect

## Bedroom 3 10'7" x 7'7"



Bedroom three, a small double bedroom currently has a working WC and basin, due to the needs of the previous occupier. This room could easily be transformed into a large bathroom, or the plumbing be removed to offer as a bedroom again. Window to rear aspect

## Rear Garden

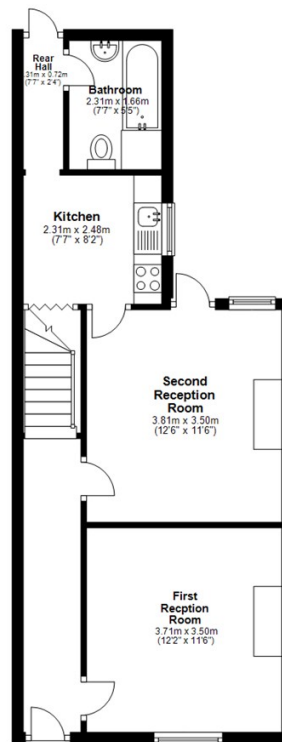


# MAIN ROAD, NORTHAMPTON, NN5

Price £160,000

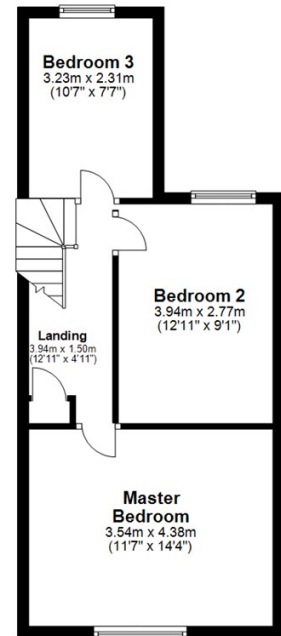
### Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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>	EU Directive 2002/91/EC	

