



Good Choice Property Sales are proud to offer for sale this mature semi detached property, situated on a corner plot in the popular area of Duston, near to shops, schools, major road links and Northampton Train Station.

Accommodation includes entrance hall, living room, WC and kitchen dining room. To the first floor are three bedrooms, bathroom and WC. Outside are front and rear gardens with off road parking for two/three cars and a single garage. (B/89m2/S)

Key Features:

- SEMI DETACHED
- CORNER PLOT
- KITCHEN DINING ROOM
- DOWNSTAIRS WC
- DRIVEWAY FOR 2/3 CARS
- GARAGE
- NEAR TO SHOPS, SCHOOLS, MAJOR ROAD LINKS
- NEAR TO NORTHAMPTON TRAIN STATION
- COUNCIL TAX BAND C



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If you would like to offer on this property please email the following info to ian@goodchoiceproperty.co.uk

- Your Offer - please advise of how much deposit you will have (ie 10%)
- Your position (ie First Time Buyer, Sold, Buy to let etc)
- If SOLD, your Estate Agent's company name and contact details
- A copy of your mortgage decision in principle (DIP)
- A copy of your ID (drivers licence or passport) and proof of your address (utility bill etc no more than 3 months old)



Entrance Hall

Entered via a uPVC double glazed front door, double glazed window to the front, carpet, stairs to the first floor, cupboard, meter cupboard, radiator and doors to:

WC

1.26m x 0.82m (4'2 x 2'8)

Stripped floorboards, WC, wall mounted wash basin, tiling to water sensitive areas, extractor and radiator.

Living Room

4.44m max x 3.8m (14'7 x 12'6)

Stripped floorboards, radiator, double glazed bay window to the front, Cable/Satellite point and open fireplace.



Kitchen Diner

5.74m max x 4.44m max (18'10 x 14'7)

Wood laminate flooring, double glazed French doors to the rear, feature fireplace, radiator, breakfast bar, base and wall units, worktops, one and a half stainless steel sink and drainer, electric oven/grill, gas hob, splashback, extractor, tiling to water sensitive areas, space for a fridge freezer and washing machine, picture rail and double glazed window to the rear.

First Floor Landing

Carpet, double glazed window to the side, loft access, and doors to:

Bathroom

2.33m x 1.82m (7'8 x 6')

Vinyl flooring, bath, pedestal wash basin, double glazed window to the rear, radiator, tiling to water sensitive areas and wood panelling.



WC

1.3m x 0.8m (4'3 x 2'7)

Wood laminate flooring, dual flush WC, radiator and double glazed window to the side.

Bedroom 1

4.6m max x 3.14m (15'1 x 10'4)

Carpet, double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom 2

3.66m x 3.3m (12' x 10'10)

Carpet, double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

2.6m x 2.32m (8'6 x 7'7)

Wood laminate flooring, double glazed window to the front and radiator.

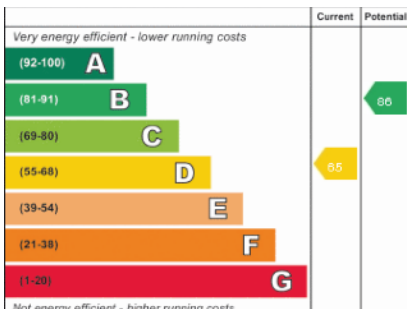


Rear Garden

Fence enclosed, low maintenance paving, trees, shrubs, tap, door to garage and gate to the front.

Front Garden

Walled boundary, lawn, shrubs, gated access to the rear garden and driveway for 2/3 cars leading to a single garage.



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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. Viewing strictly by appointment only. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Franklins/Clarity/Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent also refers mortgage advice for which they receive a commission of 25% of the broker's fee.