



Good Choice are proud to offer for sale with NO UPPER CHAIN this EXTENDED and well presented Town House, situated in the popular St Crispins Development in Duston, near to local amenities, schools, parks, major road links and Northampton Train Station.

Accommodation includes entrance hall, WC, kitchen, living room and dining room. To the first floor are two bedrooms and a family bathroom with the main bedroom and en-suite on the second floor. Outside are low maintenance rear gardens with a driveway for two cars leading to a garage. (A/96m²/S)

Key Features:

- NO UPPER CHAIN
- EXTENDED
- LIVING ROOM & DINING ROOM
- DOWNSTAIRS WC
- EN-SUITE
- LOW MAINTENANCE REAR GARDEN
- GARAGE (Half storage - half converted)
- DRIVEWAY FOR TWO CARS
- NEAR TO LOCAL SCHOOLS, PARKS, AMENITIES, MAJOR ROAD LINKS & NORTHAMPTON TRAIN STATION
- COUNCIL TAX BAND C
- EPC RATING C



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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Composite front door, luxury vinyl tiled flooring, radiator, stairs to the first floor, doors leading to WC, kitchen and living room.

WC 1.7m x 0.85m (5'7 x 2'9)

Luxury vinyl tiled flooring, dual flush WC, pedestal wash basin, radiator, cupboards and double glazed window to the front.

Kitchen 2.99m x 1.89m (9'10 x 6'2)

Luxury vinyl tiled flooring, base and wall units, work surface, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor, tiling to water sensitive areas, space for washing machine and fridge freezer, plinth heater and double glazed window to the front.

Living Room 4.44m x 3.97m (14'7 x 13')

Carpet, radiator, electric fire, cupboard and opening to the dining room.

Dining Room 3.85m x 2.62m (12'8 x 8'7)

Carpet, two double glazed windows and French doors to the rear, two vellux windows and a radiator.

First Floor Landing

Carpet, doors to bedrooms 2 and 3, bathroom and inner hall with stairs to the second floor.:

Bathroom 1.99m x 1.68m (6'6 x 5'6)

Luxury vinyl tiled flooring, tiling to water sensitive areas, dual flush WC, bath with shower over, extractor and radiator.

Bedroom 2 3.96m x 2.7m (13' x 8'10)

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

Bedroom 3 2.8m x 1.9m (9'2 x 6'3)

Carpet, double glazed window to the front and radiator.

Inner Hall

Carpet, double glazed window to the front and stairs to the second floor.

Bedroom 1 4.5m x 3.96m (14'9 x 13')

Carpet, fitted wardrobes, two vellux windows, loft access and door to the en-suite.

En-Suite 2.6m x 2.3m (8'6 x 7'7)

Luxury vinyl tiled flooring, shower cubicle, dual flush WC, pedestal wash basin, radiator, extractor, tiling to water sensitive areas and double glazed window to the front.

Rear Garden

Fence enclosed, low maintenance paving, walkway to the garage(with access).

Garage

Up and over door, front half is basic storage - second half is plastered, insulated with light/power - can be used as an office/studio/salon/utility etc.

Parking

Driveway for two cars leading to the garage



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	86 E
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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