



**9 Sam Harrison Way, Timken, Northampton, NN5 6UL**  
**£290,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented four bedroom semi-detached property on the Timken development within Duston. Consisting of entrance hall ,WC, lounge and kitchen/dining room. Upstairs there are four bedrooms and the main bedroom benefits from an en-suite shower room, there is also a main bathroom. Further benefits include carport, gas central heating and double glazing. EPC: TBC. Council Tax Band: D.

We are advised that a charge of approximately £77.00 twice yearly applies. This information should be verified by your legal representative.

**Four Bedrooms | Carport Garage | En-Suite To Principle Bedroom | Kitchen/Dining Room | Downstairs WC | Part Exchange Available**

**modern marketing · traditional values**

### ENTRANCE

uPVC double glazed front door. Fitted mat.  
Radiator. Stairs rising to first floor. Doors adjacent.

### WC

uPVC double glazed window to front elevation.  
Radiator. Pedestal wash hand basin with mixer  
tap. WC. Tiled splash backs. Wood effect flooring.

### LOUNGE 3.63m x 5.05m (11'11 x 16'7)

uPVC double glazed window to front elevation.  
Radiator. Wood effect flooring. Door to  
kitchen/dining room.

### KITCHEN/DINING ROOM 4.62m x 3.43m (15'2 x 11'3)

uPVC double glazed window and French doors to  
rear elevation. Gas hob and oven. Integrated  
dishwasher and washing machine. Space for fridge  
freezer. A range of wall and base level units with  
roll top surfaces over. One and a half stainless  
steel sink unit with mixer tap. Tiled splash backs.  
Wood effect flooring. Understairs cupboard with  
power.

### FIRST FLOOR LANDING

Loft access. Radiator. Doors adjacent.

### BEDROOM ONE 2.59m x 4.85m (8'6 x 15'11)

uPVC double glazed window to rear elevation.  
Radiator. Door to en-suite.

### EN-SUITE

uPVC double glazed window to front elevation.  
Pedestal wash hand basin with mixer tap. Shower  
cubicle with bi-fold doors. Low level WC. Radiator.  
Wood effect flooring. Tiled splash backs. Extractor  
fan.

### BEDROOM TWO 4.62m x 3.25m (15'2 max x 10'8)

uPVC double glazed window to front elevation.  
Radiator. Airing cupboard.

### BEDROOM THREE 2.51m x 3.53m (8'3 x 11'7)

uPVC double glazed window to rear elevation.  
Radiator.

### BEDROOM FOUR 2.03m x 2.44m (6'8 x 8)

uPVC double glazed window to rear elevation.  
Radiator.

### BATHROOM 2.62m x 1.65m (8'7 x 5'5)

uPVC Double glazed window to rear elevation.  
Pedestal hand wash basin. Panelled bath. Low  
level WC. Splash back tiling.

### OUTSIDE

#### FRONT GARDEN

#### REAR GARDEN

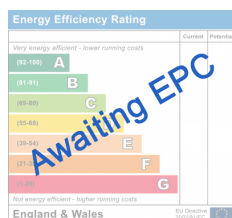
Enclosed by panelled wood fencing. Patio. Lawn  
and decking to rear. Shed and side access to  
carport.

### AGENT NOTE

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### DRAFT DETAILS

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

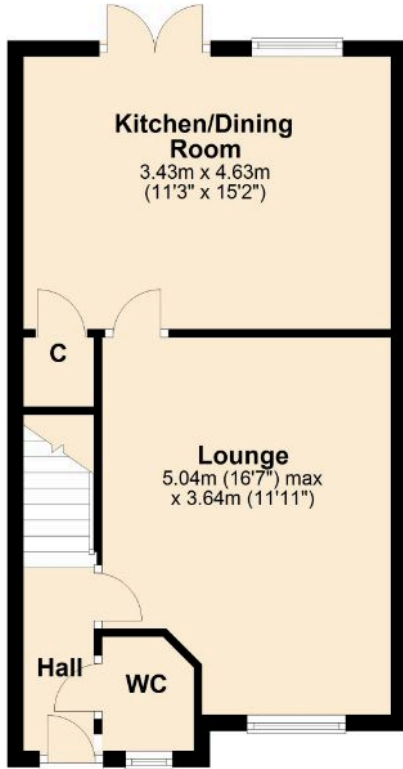


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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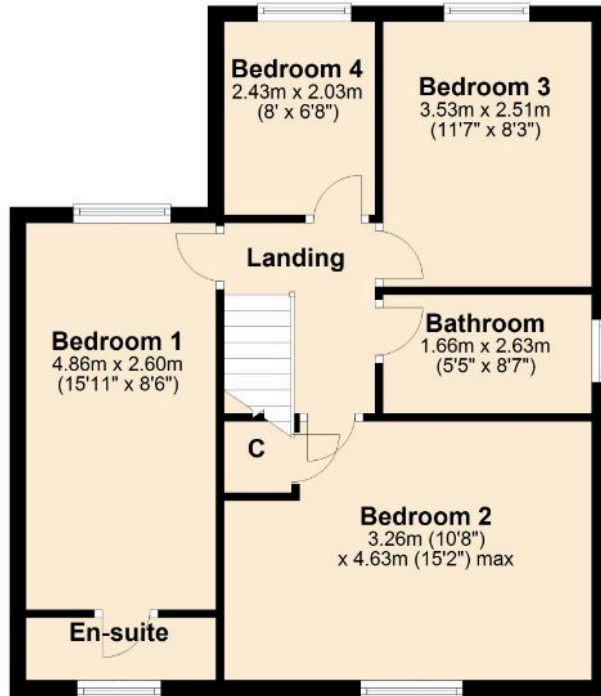
### Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)

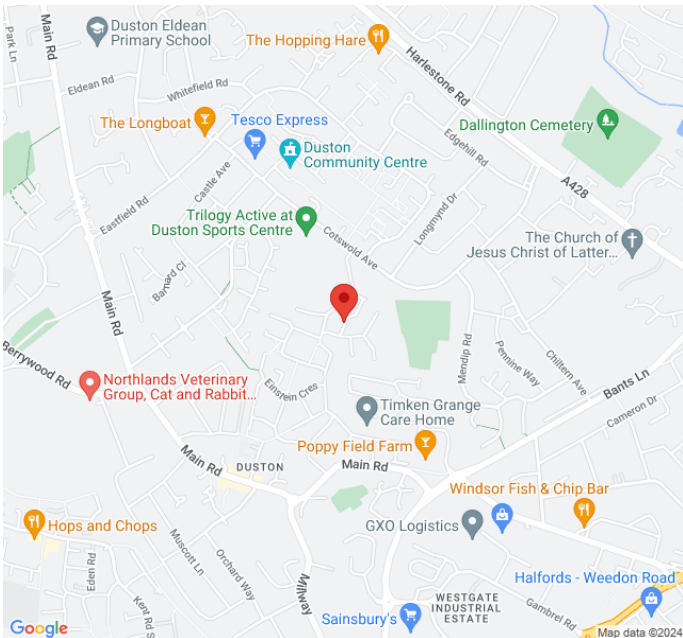


### First Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)



### LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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