



23 Harrison Road, Harlestone Manor, Northampton, NN5 6UY
£325,000 Leasehold

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached property on the popular Harlestone Manor area of Northampton. The accommodation comprises central hallway, lounge, kitchen/dining room and utility room. Upstairs there are three spacious bedrooms, the master benefitting from an en-suite shower room, there is also a family bathroom. Further benefits include off-road parking, single garage, gas central heating and double glazing. EPC Rating: B. Council Tax Band: D.

We have been advised by the following information: 996 years lease. £250.00 per year all charges. £2000 to buy leasehold. The above information would need to be verified by your chosen legal representative.

Immaculate Condition | Garage | Kitchen/Dining Room | Landscaped Rear Garden | En-Suite To Master | Downstairs WC & Utility Room

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Radiator. Wood effect flooring. Staircase rising to first floor landing with cupboard below. Doors to:

WC

Suite comprising low level WC and wash hand basin. Radiator. Tiling to splash back areas. Wood effect flooring.

LOUNGE 3.73m x 3.91m (12'3 x 12'10)

uPVC double glazed windows to front and side elevations. Radiator.

KITCHEN/DINING ROOM 2.79m x 5.49m (9'2 x 18'0)

uPVC double glazed window and French doors to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. One and a half bowl ceramic sink and drainer with mixer tap over. Gas hob with stainless steel splash backs. Chimney extractor over. Oven. Space for appliances. Door to utility room.

UTILITY ROOM 1.65m x 2.24m (5'5 x 7'4)

Double glazed door to side elevation. Base level cupboards. Space for washing machine and tumble dryer. Wall mounted boiler.

FIRST FLOOR LANDING

Cupboard. Access to insulated loft space. Doors to:

BEDROOM ONE 3.28m x 3.94m (10'9 x 12'11)

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

EN-SUITE

uPVC double glazed window to front elevation. Radiator. Suite comprising pedestal wash hand basin, WC and shower cubicle. Tiled. Wood effect flooring.

BEDROOM TWO 2.90m x 2.90m (9'6 x 9'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.87m x 2.54m (9'5 x 8'4)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC double glazed window to side elevation. Radiator. Suite comprising panelled bath, pedestal wash hand basin with mixer tap over and WC. Wood effect flooring. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Off road parking. Path to front door. Small lawn and shrubbery.

REAR GARDEN

Enclosed rear garden. Side gate. Tiered garden with patio and lawn. Off road parking and garage.

AGENTS NOTE

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996 years lease.

£250.00 per year all charges.

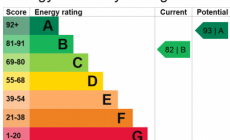
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DRAFT DETAILS

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

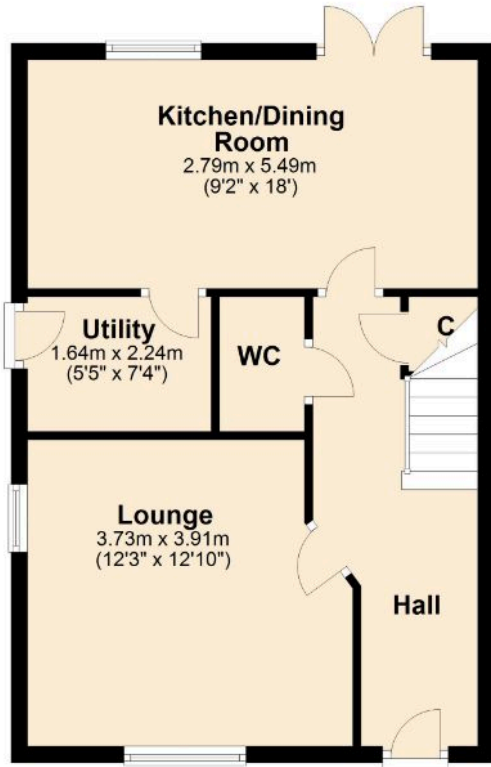
Energy Efficiency Rating



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.

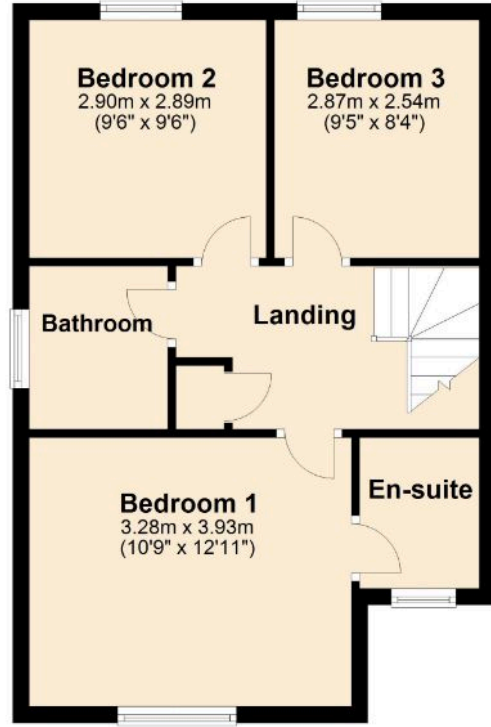
Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 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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