

45 Trevor Crescent, Duston, Northampton, NN5 5PG
£265,000 Freehold

Jackson Grundy are delighted to welcome to the market this three bedroom bay fronted semi detached home. Consisting of entrance hall, bay fronted lounge, kitchen/dining with spacious conservatory off. Upstairs there are three bedrooms and a family bathroom. Further benefits include off road parking, gas central heating and double glazing. EPC Rating D. Council Tax Band C.

Off Road Parking For Two Cars Side By Side | Gas Radiator Heating & uPVC Double Glazing | Conservatory | Kitchen / Dining Room | Southerly Facing Garden | Popular Location Close To The Station

modern marketing · traditional values

ENTRANCE HALL

Entrance via uPVC double glazed front door.
Radiator. Stairs rising to first floor landing.
Cupboard housing fuse board.

LOUNGE 3.58m x 3.40m (11'9 x 11'2)

uPVC double glazed bay window to front elevation.
Radiator. Fireplace and surround.

KITCHEN / DINING ROOM 3.35m x 5.36m (11'0 x 17'7)

uPVC double glazed window to rear elevation.
Radiator. Fitted with a range of wall, base and
drawer units with work surfaces over. Ceramic sink
unit with mixer tap over. Integrated washing
machine. Built in oven, grill and hob. Storage
cupboard. Wall mounted combination boiler. Wood
effect flooring. French doors to conservatory.

CONSERVATORY 3.48m x 4.52m (11'5 x 14'10)

Brick construction with uPVC double glazed
windows and French doors to rear elevation.
Wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation.
Access to half boarded loft with loft ladder and
light.

BEDROOM ONE 3.58m x 3.05m (11'9 x 10'0)

uPVC double glazed bay window to front elevation.
Radiator.

BEDROOM TWO 3.33m x 3.15m (10'11 x 10'4)

uPVC double glazed window to rear elevation.
Radiator.

BEDROOM THREE 3.02m x 2.18m (9'11 x 7'2)

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

BATHROOM 1.78m x 2.06m (5'10 x 6'9)

uPVC double glazed window to rear elevation.
Radiator. Suite comprising 'P' shaped bath with
electric shower over, pedestal wash hand basin
and WC. Tiled splash backs. Tiled effect flooring.

OUTSIDE

FRONT GARDEN

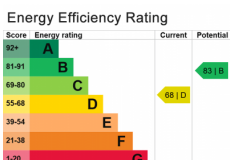
Block paved path leading to front door. Side gate.

REAR GARDEN

Enclosed by timber panelled fencing. Decking area
with steps to lawned garden with borders. Space
for shed.

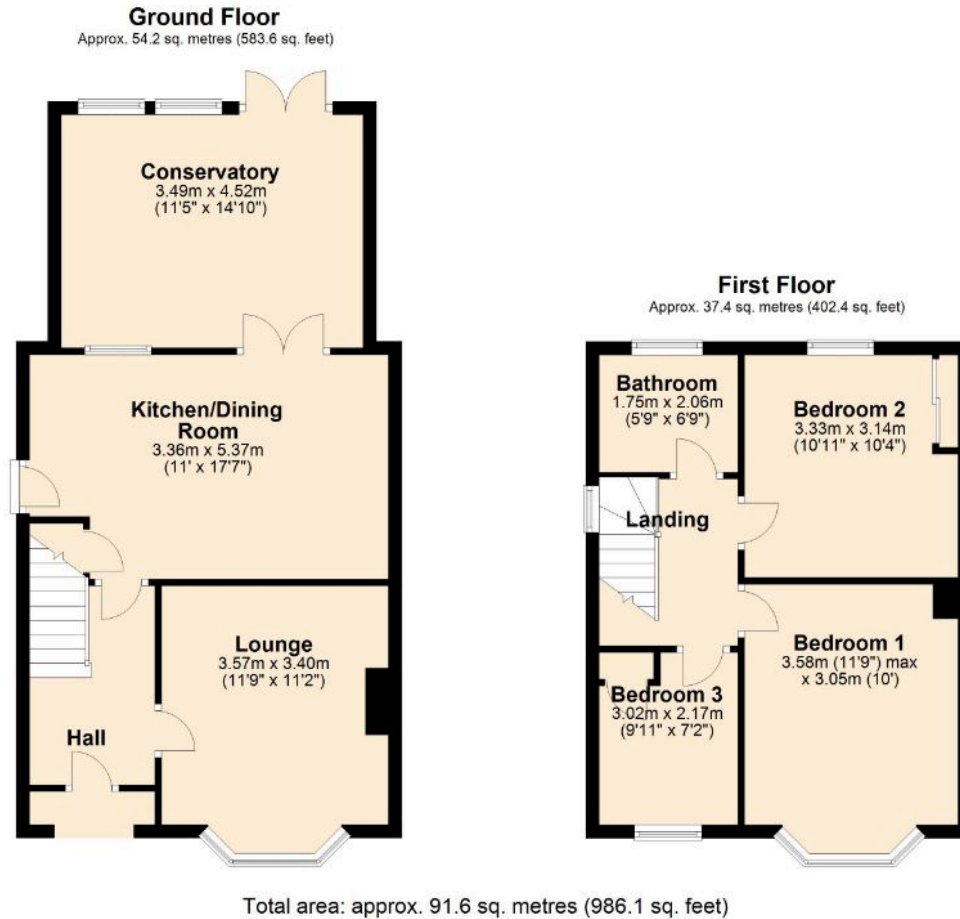
DRAFT DETAILS

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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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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