

20 Port Road, Duston, Northampton, NN5 6NL
£269,995 Freehold

Jackson Grundy are delighted to welcome to the market this end of terrace stone built cottage boasting a wealth of character features. The accommodation comprises entrance hall, lounge to the front, dining room, kitchen, two bedrooms and a family bathroom. Further benefits include uPVC double glazing, gas radiator heating, cellar, front and rear gardens and features that include stripped and stained doors and floors, cast iron fire places and picture rails. EPC Rating: D. Council Tax Band: B

Immaculate Two Bedroom Stone End Of Terrace | Popular Duston Location | Gas Radiator Heating & uPVC Double Glazing | Cellar | 100ft Rear Garden | Refitted Kitchen/Dining Room

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door. Radiator. Exposed floorboards. Fusebox in cupboard. Doors to:

LOUNGE 3.53m x 3.05m (11'7 x 10'0)

uPVC double glazed window to front elevation. Radiator. Picture rails. Original cast iron fireplace.

DINING ROOM 3.38m x 3.05m (11'1 x 10'0)

uPVC double glazed window to rear elevation. Radiator. Original tiled fireplace with wooden surround and tiled hearth. Storage cupboard to side with wooden doors. Picture rail.

KITCHEN/DINING ROOM 5.54m x 1.78m (18'2 x 5'10)

Wooden double glazed door to side elevation. Two uPVC double glazed windows to side elevation. Wooden wall and base units. Gas hob and oven. Wooden work surfaces. Belfast ceramic style sink with mixer tap. Feature tiling to splash back areas. Quarry tiled floor. Wooden door to cellar. Space for appliances.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.56m x 4.04m (11'8 x 13'3)

uPVC double glazed window to front elevation. Radiator. Feature original fireplace. Exposed floorboards.

BEDROOM TWO 3.35m x 2.29m (11'0 x 7'6)

uPVC double glazed window to rear elevation. Radiator. Feature original fireplace with surround and tiled hearth.

BATHROOM 2.74m x 1.83m (9'0 x 6'0)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Panelling to 1/4 height. Tiling to splash back area around bath.

OUTSIDE

FRONT GARDEN

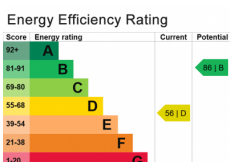
Hedging to side. Path and lawn. Quarry stone wall to front.

REAR GARDEN

Enclosed rear garden, approximately 100ft in length. Mature hedging and trees. Rear access across neighbouring land. Large lawn and patio.

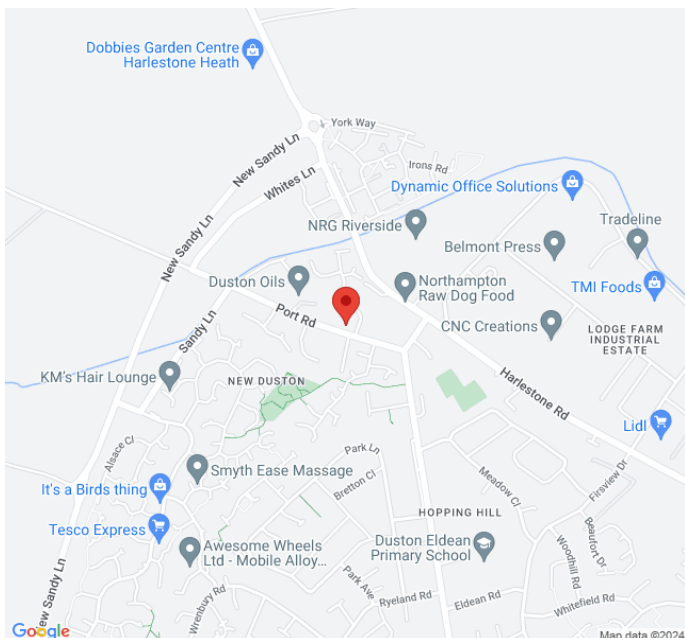
DRAFT DETAILS

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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