



16 Eaton Road, Duston, Northampton, NN5 6XR
£280,000 Freehold

Jackson Grundy are delighted to welcome to the market this superbly presented three bedroom semi-detached in the desirable location in Duston. Consisting of entrance hall, lounge, refitted W/C, refitted kitchen/dining room, conservatory. Upstairs there are three bedrooms and a refitted bathroom. Further benefits include off-road parking, garage, uPVC double glazing and gas central heating. EPC: D. Council Tax: C.

Well Presented | Off Road Parking and Garage | Refitted Kitchen/Dining Room | WC | Refitted Bathroom | Desirable Duston Location

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed door and window to front elevation. Radiator. Wood effect flooring. Doors adjacent.

WC

Raised wash hand basin in vanity unit with mixer tap. Raised WC. Tiled splash back. Spot lights. Wood effect flooring.

LOUNGE 4.11m x 3.45m (13'6 x 11'4)

uPVC double glazed window to front elevation. Radiator. Corner chimney breast with feature fireplace inset. Wood effect flooring. Door to kitchen/dining room.

KITCHEN/DINING ROOM 2.46m x 5.28m (8'1 x 17'4)

uPVC double glazed window and sliding door. Radiator. Ornate wall tiles with inset sink and mixer tap. NEFF induction hob, oven and grill. Wall and base units. Pantry cupboard with plumbing for dishwasher and tumble dryer. Spot lights. Wood effect flooring.

CONSERVATORY 2.84m x 2.46m (9'4 x 8'1)

Of brick and uPVC construction with uPVC windows and doors. Wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors adjacent. Loft access (Ladder and Vaillant Boiler in loft).

BEDROOM TWO 2.49m x 3.51m (8'2 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM ONE 4.09m x 2.95m (13'5 x 9'8)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring.

BEDROOM THREE 2.82m x 2.26m (9'3 x 7'5)

uPVC double glazed window to front elevation. Radiator. Bed over stair bulk. Wood effect flooring.

BATHROOM 1.78m x 1.63m (5'10 x 5'4)

uPVC double glazed window to rear elevation. Panel bath with mixer tap. Shower over with additional hand nozzle. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Tiled splash backs. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Block paved off road parking.

GARAGE

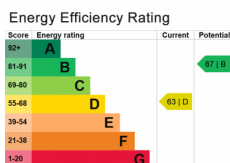
Up and over door. Power and lighting. Side door.

REAR GARDEN

Enclosed panel fence. Artificial lawn. Patio front and rear. Side garage door. Block paved. Parking with gate.

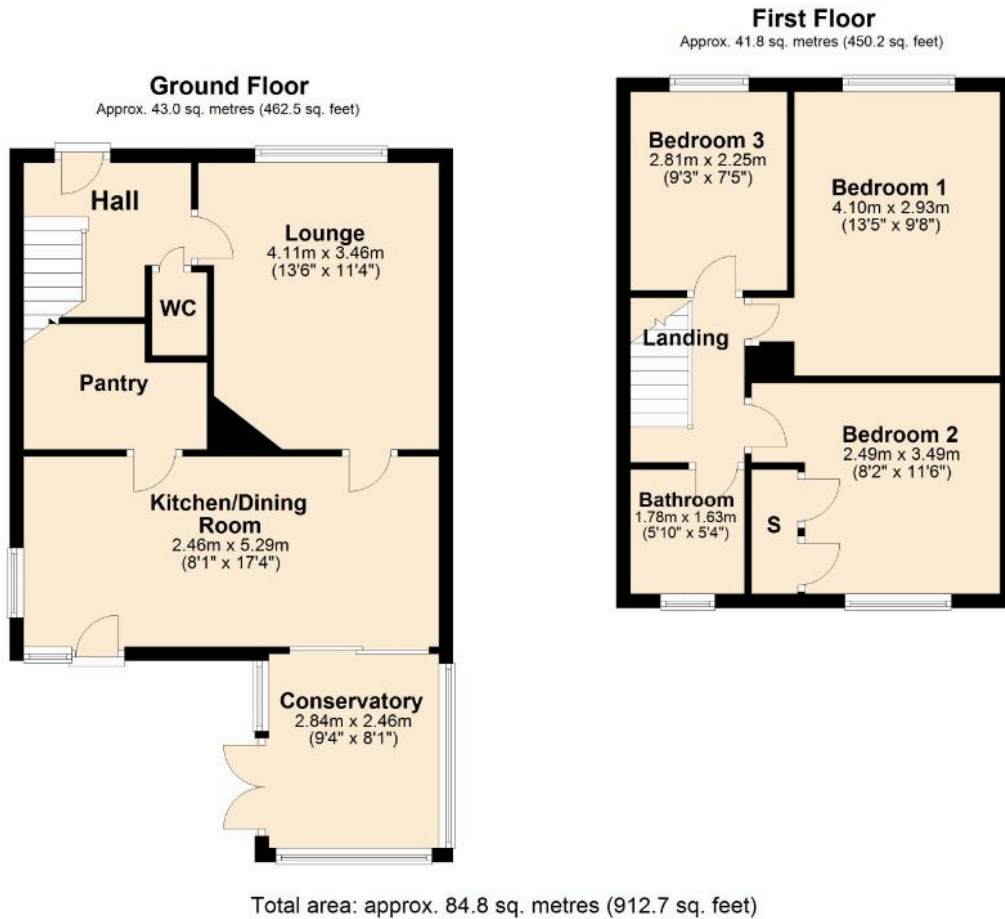
DRAFT DETAILS

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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