



**15 Carlyle Avenue, Duston, Northampton, NN5 5NR**  
**£210,000 Freehold**

Jackson Grundy are pleased to welcome to the market this well presented two bedroom semi-detached bungalow in a cul-de-sac location. The accommodation comprises entrance hall, two bedrooms, lounge, separate dining room and kitchen with breakfast bar. Further benefits include gas central heating, double glazing and off-road parking. EPC Rating: TBC. Council Tax Band: B

**Well Presented Two Bedroom Semi Detached Bungalow | Two Off Road Parking Spaces | Extended To Rear | Popular Cul-De-Sac Location | Gas Radiator Heating & uPVC Double Glazing | Separate Dining Room**

**modern marketing · traditional values**

### ENTRANCE HALL

Frosted uPVC double glazed entrance door.  
Radiator. Wood effect flooring. Doors to:

### LOUNGE 4.14m x 3.05m (13'7 x 10'0)

uPVC double glazed bay window to front elevation.  
Radiator. Feature fireplace.

### DINING ROOM 2.13m x 2.54m (7'0 x 8'4)

uPVC double glazed window to rear elevation.  
Radiator. Door and step to kitchen.

### KITCHEN 3.68m x 2.54m (12'1 x 8'4)

uPVC double glazed windows to rear and side elevations. Wall and base units. Gas hob with oven. Breakfast bar. Space for fridge/freezer, dishwasher and washing machine. One and a half bowl stainless steel sink. Tiling to splash back areas. Tile effect flooring.

### BEDROOM ONE 3.78m x 2.79m (12'5 x 9'2)

uPVC double glazed window to rear elevation  
Radiator.

### BEDROOM TWO 2.95m x 2.54m (9'8 x 8'4)

uPVC double glazed bay window to front elevation.  
Radiator.

### BATHROOM

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with electric shower over, WC and wash hand basin with vanity unit. Tiling to splash back areas. Spotlights. Wood effect flooring.

### OUTSIDE

### FRONT GARDEN

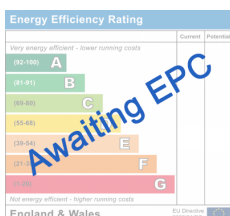
Two off road parking. Fenced either side. Gated access to rear.

### REAR GARDEN

Enclosed by panelled fencing. Path around bungalow and to brick shed. Large lawn and borders.

### 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.

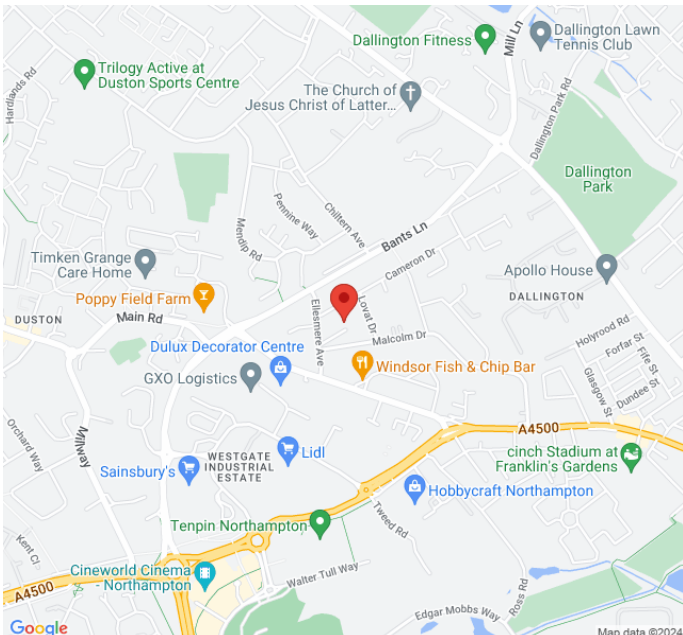
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### Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 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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