



63 Einstein Crescent, Timken, Northampton, NN5 6FW
£240,000 Freehold

Jackson Grundy are delighted to welcome to the market this well presented two bedroom mid terrace home on the popular Timken Development of Duston, within walking distance of the village. The accommodation comprises entrance hallway, with open kitchen, WC and lounge/dining out to the landscaped rear garden. Upstairs there are two double bedrooms and a four piece bathroom. Further benefits include solar panel, gas central heating and double glazing. An ideal first home. EPC Rating: TBC. Council Tax Band: C

We have been advised of the following: Management company charges, £80.00 per half year. This information would need to be verified by your chosen legal representative.

Immaculate Condition | Allocated Parking | WC | Four Piece Bathroom | Popular Location
Close To Village | Landscaped Rear Garden

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Doors to WC and lounge.

WC

Pedestal wash hand basin and low level WC. Tiling to splash back areas. Extractor. Fusebox. Wood effect flooring.

LOUNGE/DINING ROOM 4.88m x 3.78m (16'0 x 12'5) Max

uPVC double glazed French doors to rear elevation. Radiator. Storage cupboard.

KITCHEN 3.18m x 1.68m (10'5 x 5'6)

uPVC double glazed window to front elevation. Wall and base units. One and a half bowl sink and drainer. Gas hob and oven. Space for washing machine, dishwasher and fridge/freezer. Tiling to splash back areas.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.00m x 3.78m (9'10 x 12'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.57m x 3.78m (8'5 x 12'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.41m x 1.70m (7'11 x 5'7)

Radiator. Suite comprising low level WC, wash hand basin with mixer tap, shower cubicle and panelled bath with shower attachment. Tiling to splash back areas. Extractor.

OUTSIDE

REAR GARDEN

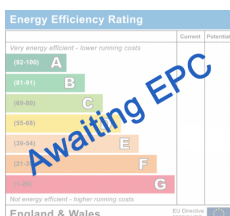
Enclosed by panelled fencing. Composite decking. Path to rear. Secure gated access at rear to parking.

DRAFT DETAILS

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

AGENTS NOTE

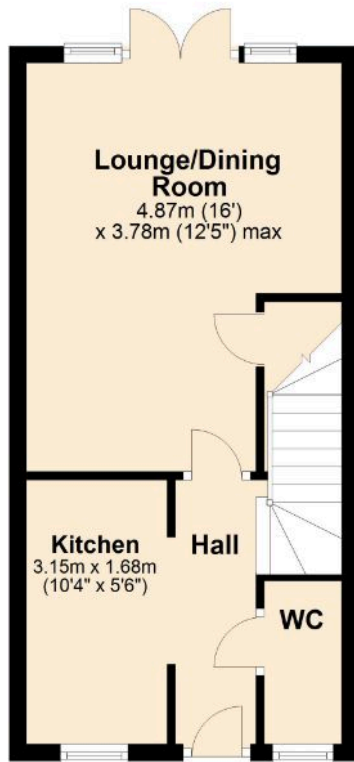
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Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation 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.

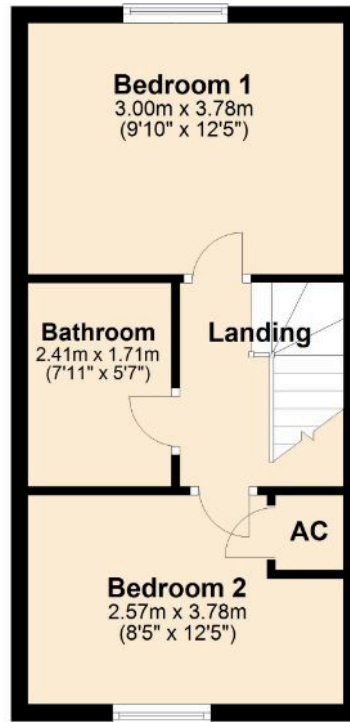
Ground Floor

Approx. 30.7 sq. metres (330.4 sq. feet)

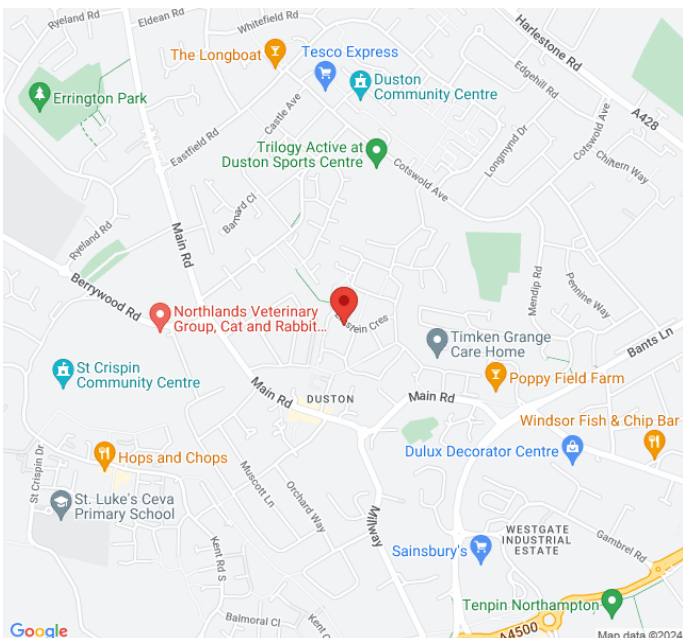


First Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 61.6 sq. metres (663.4 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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