



**35 Crawford Avenue, Duston, Northampton, NN5 5PA**  
**£270,000 Freehold**

Jackson Grundy are delighted to welcome to the market this immaculately refurbished two double bedroom semi-detached bungalow in a cul-de-sac location. The accommodation comprises side entrance, refitted kitchen/dining room, bay fronted lounge, two bedrooms and a re-fitted bathroom. In the garden there is a sun room, accessed from outside. Further benefits include gas central heating, off-road parking and double glazing. EPC Rating: C. Council Tax Band: C

**Fully Refurbished | Immaculate Condition | Refitted Kitchen/Dining Room | Off Road Parking | Refitted Shower Room | Popular Cul-De-Sac Location**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC entrance door to the side. Wooden floor. Radiator. Access to loft space. Doors to:

### LOUNGE 4.22m x 3.20m (13'10 x 10'6)

uPVC double glazed bay window to front elevation. Feature fireplace with surround. Wooden floor.

### KITCHEN/DINING ROOM 3.05m x 3.00m (10'0 x 9'10)

uPVC double glazed window and door to side elevation. Wall and base units. Composite sink and drainer with mixer tap. Oven and hob with glass splash backs. Integrated dishwasher. Space for washing machine and fridge/freezer. Spotlights. Wood effect floor. Upright radiator.

### BEDROOM ONE 3.58m x 2.87m (11'9 x 9'5)

uPVC double glazed bay window to rear elevation. Radiator.

### BEDROOM TWO 3.63m x 2.57m (11'11 x 8'5)

uPVC double glazed bay window to front elevation. Radiator.

### BATHROOM 1.80m x 1.57m (5'11 x 5'2)

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising elevated wash hand basin with mixer tap, WC and panelled bath with shower over. Fully tiled. Extractor.

### OUTSIDE

#### FRONT GARDEN

Picket fence. Block paved off road parking. Path to side. Borders for planting.

#### REAR GARDEN

Enclosed by panelled fencing. Patio. Greenhouse and shed. Hedging and beds to side.

### SUN ROOM 2.26m x 2.74m (7'5 x 9'0)

uPVC construction with windows and doors. Wood effect flooring. Radiator.

### AGENTS NOTE

The vendor advises the following:

Re-wired

Damp Proof Course

New Bathroom

New Kitchen

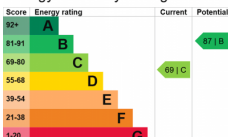
Boiler Three Years Old

New Radiators (except lounge)

### DRAFT DETAILS

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

Energy Efficiency Rating

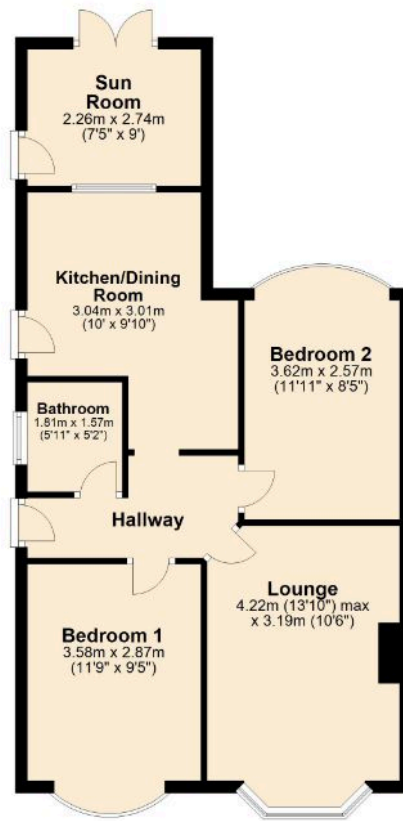


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 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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