



9 Pennine Way, Duston, Northampton, NN5 6AT
£199,995 Freehold

Jackson Grundy are pleased to welcome to the market this two bedroom dormer bungalow in this popular area of Duston. Requiring full modernisation the accommodation comprises entrance hall, double bedroom, lounge, kitchen and extended dining room. Upstairs there is a further double bedroom and eaves storage. Further benefits include garage, parking and gas central heating. EPC Rating: TBC. Council Tax Band: C

No Chain | Garage & Parking | Gas Radiator Heating | In Need Of Full Modernisation | Two Bedroom Semi Detached Bungalow | Downstairs Bathroom

modern marketing · traditional values

PORCH

Double entrance doors. Door to:

HALLWAY

Radiator. Staircase rising to first floor. Doors to:

BEDROOM ONE 3.76m x 2.95m (12'4 x 9'8)

Single glazed window to front elevation. Radiator. Built in wardrobe.

LOUNGE 4.34m x 3.05m (14'3 x 10'0)

Single glazed window to front elevation. Radiator. Feature tiled fireplace.

BATHROOM 1.80m x 1.70m (5'11 x 5'7)

Single glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas.

KITCHEN 3.56m Max x 1.73m Min (11'8 Max x 5'8 Min)

Single glazed windows to side and rear elevations. Base units. Stainless steel sink. Tiling to splash back areas. Original cupboard storage. Lino flooring.

DINING ROOM 5.38m x 2.26m (17'8 x 7'5)

Double glazed side door and single glazed window to rear elevation. Radiator. Understairs cupboard.

FIRST FLOOR LANDING

Doors to bedroom and eaves storage.

BEDROOM TWO 3.35m x 3.61m (11'0 x 11'10)

Window to side elevation. Radiator. Eaves storage.

OUTSIDE

FRONT GARDEN

Low level brick wall. Bushes to front. Off road parking.

REAR GARDEN

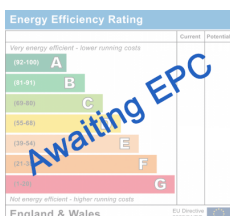
Enclosed by panelled fencing. Patio. Hedging and bushes. Garage.

GARAGE

Up an over door. Window to side elevation. Single door to front.

DRAFT DETAILS

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

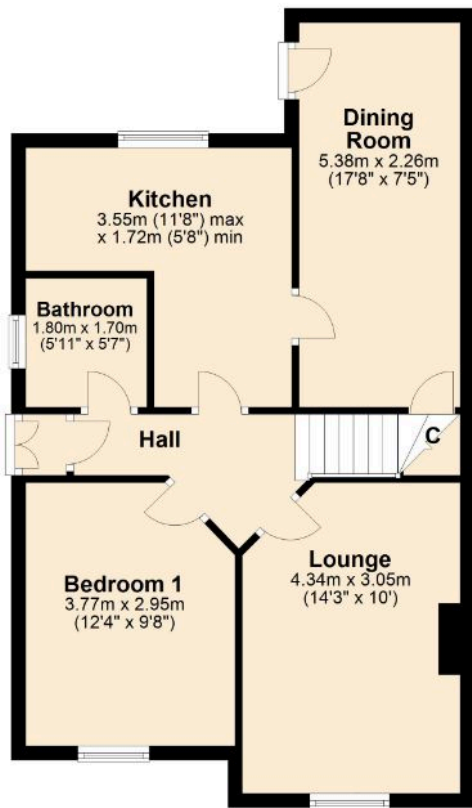


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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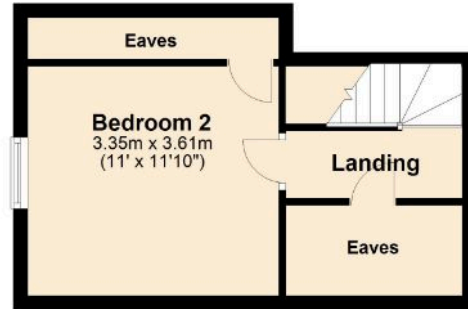
Ground Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.5 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 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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