



18 Tiverton Avenue, Kingsthorpe, Northampton, NN2 8LY
£275,000 Freehold

A rarely available and well-presented three bedroom semi-detached house situated in the sought after location of Tiverton Avenue. The generous ground floor accommodation comprises entrance porch leading into a spacious hall, lounge dining room, kitchen diner. To the first floor there are three bedrooms and a family bathroom room. To the rear of the property there is a fully enclosed, private garden mainly laid to lawn with patio area. To the front of the property there is gated off road parking and access to the garage to the side. Call 01604 722197 to arrange an appointment to view. EPC Rating TBC. Council Tax Band C.

**Highly sought After Location | Three Bedrooms | Semi-Detached | Garage & Driveway |
Kitchen / Breakfast Room | Cul-De-Sac Location**

modern marketing · traditional values

ENTRANCE HALL

Storm porch to the front leading into the welcoming hallway which is carpeted. Radiator. Access into the lounge/dining room.

LOUNGE / DINING ROOM 7.98m x 3.65m max (26'2 x 12'0 max)

Double glazed window to front elevation and patio doors leading to the rear garden. Two wall mounted fireplaces, electric fireplace and an open fire behind.

KITCHEN / BREAKFAST ROOM 3.6m x 4.5m (11'10 x 14'9)

Two double glazed windows to rear elevation Door leading to the rear garden. Radiator. Fitted with a range of wall, base and drawer units with fitted cooking appliances. Stainless sink with mixer tap. Tiled flooring. Courtesy door leading into the single garage.

FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

BEDROOM ONE 3.95m x 3.60m (13'0 x 11'10)

Double glazed window to front elevation. Wall mounted fireplace. Fitted wardrobes.

BEDROOM TWO 3.9m x 3.1m (12'10 x 10'2)

Double glazed window to rear elevation. Radiator. Integrated storage cupboard housing the water tank.

BEDROOM THREE 2.8m x 2.3m (9'2 x 7'7)

Double glazed window to the rear elevation. Radiator. Fitted wardrobe.

BATHROOM 1.8m x 1.8m (5'11 x 5'11)

Double glazed window to front elevation. Suite low level WC, wash hand basin and clam shell easy access, enclosed bath with overhead shower.

OUTSIDE

FRONT GARDEN

Gated frontage, with low maintenance lawn and off road parking leading to the single garage.

GARAGE

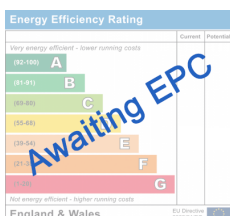
Electric up and over door. Power and light connected.

REAR GARDEN

A Private, generous low maintenance rear garden, mainly laid to lawn enclosed by timber fencing with additional patio area.

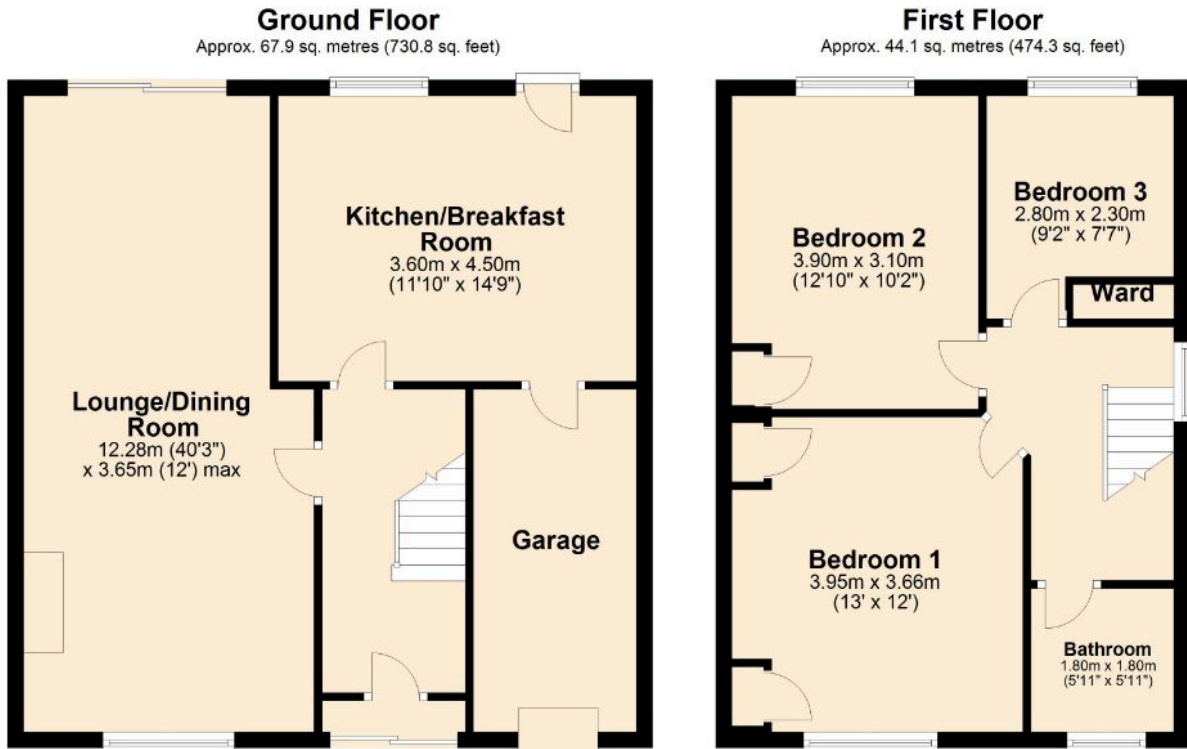
DRAFT DETAILS

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.

18 Tiverton Avenue, Kingsthorpe, Northampton NN2 8LY
£275,000 Freehold



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

18 Tiverton Avenue, Kingsthorpe, Northampton NN2 8LY
£275,000 Freehold

