

11 Elmhurst Avenue, Spinney Hill, Northampton, NN3 2LD
£260,000 Freehold

A mature three bedroom terraced house in the popular and established area of Spinney Hill situated close to local schooling and shopping amenities. Benefits include character features, gas radiator central heating via a combination boiler replaced in 2021, new consumer unit, also replaced in 2021, double glazing, and accommodation comprises an entrance porch, entrance hall, lounge with bay window open plan to dining area, extended kitchen, conservatory, shower room. To the first floor is three bedrooms and a family bathroom. Outside are gardens to front and rear a gate gives access to an oversized garage accessed via a rear service road. The property has been well maintained and viewing is recommended. EPC: D. Council Tax Band: C

Mature 1930's Bay Fronted House | Three Bedrooms | Extended Kitchen | Bathroom & Separate Shower Room | Large Garage at Rear | Viewing Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

Entry via obscure UPVC double glazed door. Obscure UPVC double glazed window to front elevation. Cupboard housing electric consumer unit, fuse box and smart meter. Radiator. Cupboard housing gas meter. Coving to ceiling. Stairs rising to first floor landing. Doors to connecting rooms. Understairs study area with power connected.

LOUNGE/DINER 8.36m x 3.48m (27'5 x 11'5)

LOUNGE AREA

UPVC double glazed bay window to front elevation. Radiator. Feature fireplace with tiled hearth and wooden mantle surround. Laminate flooring.

DINING AREA

Radiator. Door to conservatory. Laminate flooring.

KITCHEN 5.13m x 2.21m (16'10 x 7'3)

Obscure glass block window overlooking conservatory. Radiator. Fitted with a range of base level and wall mounted units and drawers with roll top work surfaces over. Inset Belfast sink and wooden drainer unit with mixer tap over. Tiling to splash back areas. Space for five ring gas range cooker with extractor hood over. Space for white goods. Tiled floor. Space and plumbing for washing machine and dishwasher. Door leading to:

REAR LOBBY 1.02m x 2.44m (3'4 x 8)

Power. Doors to shower room and conservatory.

SHOWER ROOM 1.19m x 1.93m (3'11 x 6'4)

Obscure UPVC double glazed window to rear elevation. radiator. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with Triton electric shower over. Tiling to shower cubicle. Wooden flooring.

CONSERVATORY 2.67m x 2.54m (8'9 x 8'4)

Two UPVC double glazed windows to side elevation. Obscure glass block window to rear elevation. UPVC double glazed French doors to rear elevation. Wooden flooring. Polycarbonate roof.

FIRST FLOOR LANDING

Access to loft space via loft hatch. Doors to connecting rooms.

BEDROOM ONE 4.67m x 2.77m (15'4 x 9'1)

UPVC double glazed bay window to front elevation. Radiator. Built in wardrobes with overhead storage cupboard.

BEDROOM TWO 3.63m x 3.61m (11'11 x 11'10)

UPVC double glazed window to rear elevation. Radiator. Cupboard housing replacement combination boiler.

BEDROOM THREE 2.21m x 2.51m (7'3 x 8'3)

UPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

BATHROOM 1.63m x 1.93m (5'4 x 6'4)

Obscure UPVC double glazed window to rear elevation. Heated towel rail. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and wooden panelled bath with shower over. Tiling to splash back areas. Laminate flooring.

OUTSIDE

FRONT GARDEN

Enclosed via brick wall with flower bed border to front. Laid to concrete slabs.

REAR GARDEN

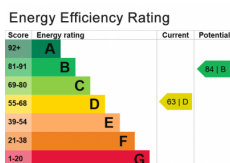
Enclosed via brick wall. Patio area immediately adjacent to the rear of the property. Remainder of garden is laid to lawn with shrub borders. Gated side access to service road at rear.

DOUBLE GARAGE

Located at the foot of the garden and accessed via a service road to the rear. Of brick construction. Up and over door.

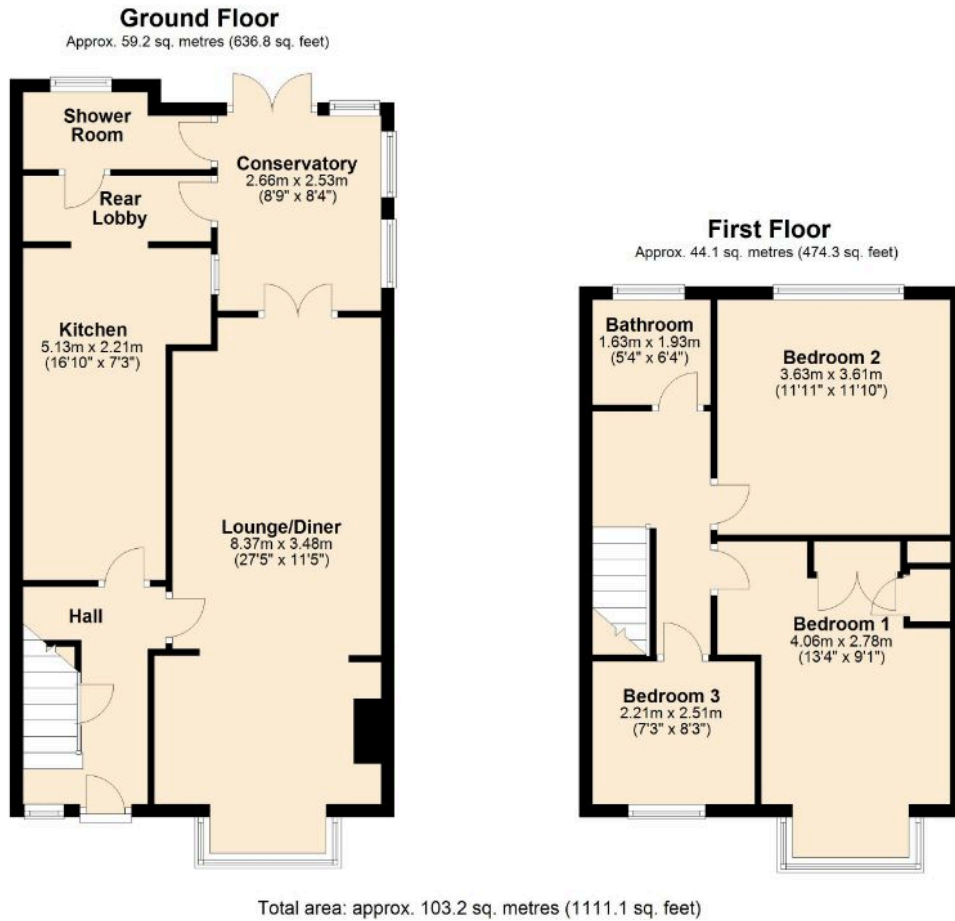
DRAFT DETAILS

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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LOCAL AREA INFORMATION

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.

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