



261 Hazeldene Road, Links View, Northampton, NN2 7NZ
Offers Over £270,000 Freehold

Jackson Grundy are proud to offer for sale this three bedroom semi-detached family home which benefits from a ground floor extension and being set upon a corner plot. The home has been much improved with a refitted shower room and kitchen, a generous extension to the dining room and kitchen, and an entrance porch also benefitting from a ground floor WC. In brief the home comprises entrance porch, WC, lounge, dining/family room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Outside offers a wrap around garden laid to lawn and patio, also leading to the garage and single parking space to the rear. The home is available with no upper chain and we highly recommend calling to view at the first opportunity. EPC Rating: D. Council Tax Band: C

Semi Detached Family Home | Three Bedrooms | Ground Floor Extension | Corner Plot | Garage | No Upper Chain

modern marketing · traditional values

PORCH

Composite entrance door and double glazed window. Radiator. Door to WC and door to hallway.

WC

uPVC double glazed window to front elevation. Suite comprising low level WC and wash hand basin. Tiling to splash back areas to sink area.

HALLWAY

uPVC double glazed window to front elevation with shutters. Staircase rising to first floor landing. Radiator. Understairs storage. Doors to:

LOUNGE 3.56m x 3.51m (11'8 x 11'6)

uPVC double glazed window to front elevation with fitted shutters. Radiator. Gas fireplace with marble surround, hearth and wooden mantel. Archway to:

DINING/FAMILY ROOM 5.44m x 2.74m (17'10 x 9'0)

Extended room with uPVC double glazed doors to rear elevation. Radiator. Door to:

KITCHEN 5.44m x 2.57m (17'10 x 8'5)

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Radiator. Wall and base units with roll top work surfaces. Space and plumbing for white goods. Fitted Neff double oven, electric four ring hob. One and a half bowl stainless steel sink and drainer. Tiled splash backs.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space. Doors to:

BEDROOM ONE 3.30m x 3.48m (10'10 x 11'5)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM TWO 3.40m x 2.67m (11'2 x 8'9)

uPVC double glazed window to front elevation with shutters. Radiator. Fitted wardrobes.

BEDROOM THREE 2.51m x 2.64m (8'3 x 8'8)

uPVC double glazed window to front elevation with fitted shutters. Radiator. Bulkhead from stairs.

SHOWER ROOM 1.65m x 1.80m (5'5 x 5'11)

uPVC double glazed window to side elevation. Radiator. Suite comprising walk in shower cubicle, wall mounted wash hand basin and low level WC. Tiled walls and floor.

OUTSIDE

FRONT GARDEN

Lawned split levels with steps from side to entrance porch. Enclosed by low level brick wall.

REAR GARDEN

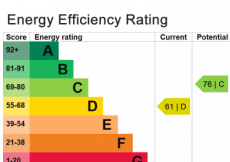
Lawned and paved rear and side garden. Enclosed by concrete post reinforced timber panelled fencing. Gate to rear for personal access.

GARAGE

Up and over door. Power and light connected. Driveway providing parking for one vehicle in front of garage.

DRAFT DETAILS

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

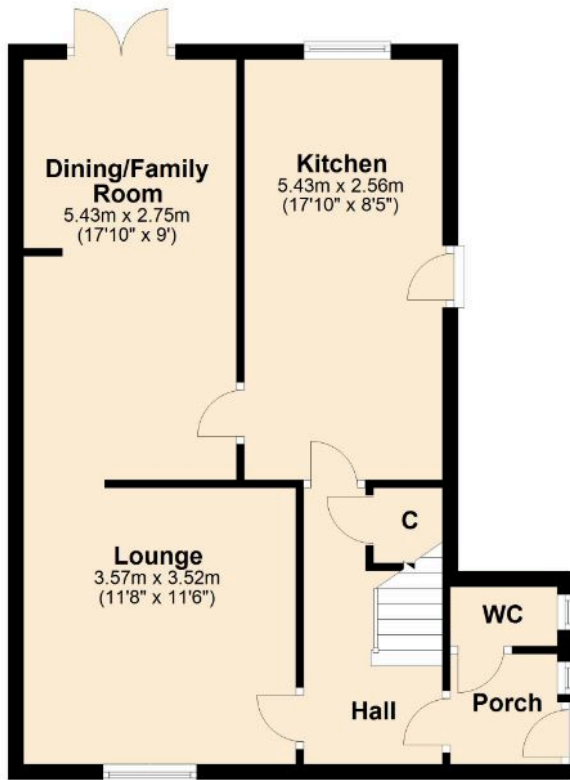


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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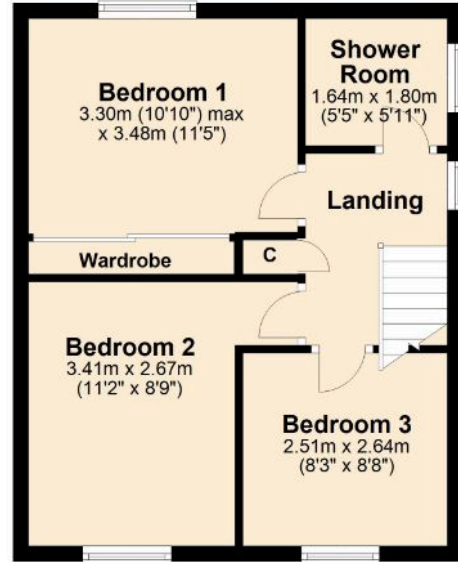
Ground Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (398.5 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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