



50 Mayfield Road, Spinney Hill, Northampton, NN3 2RE
£240,000 Freehold

Jackson Grundy are pleased to offer for sale this three bedroom terraced home in the popular area of Spinney Hill. The home requires modernisation comprising lounge, dining room, kitchen and utility to the ground floor, with three bedrooms and a four piece family bathroom to the first floor. Outside benefits from a largely block paved front garden offering potential for a driveway, whilst the rear offers a generous and largely lawned garden. Nearby amenities include convenience stores, takeaways, a grocery store and a church. Call now to book your viewing! EPC:E. Council Tax: B.

Three Bedroom Terraced | Front and Rear Gardens | Four Piece Family Bathroom | Separate Lounge and Dining Room | Modernisation Required | Sought after Location

modern marketing · traditional values

ENTRANCE PORCH

Double glazed door and window to porch. Tiled floor. Gas meter and cupboard housing electric meter. Glazed door and windows to hallway.

HALLWAY

Doors to connecting rooms. Radiator. Stairs to first floor. Door to under stairs cupboard.

LOUNGE 4.11m into bay x 3.66m (13'6 into bay x 12'0)

Double glazed window to front elevation. Radiator. Gas fire and fireplace with stone surround and hearth.

DINING ROOM 3.66m x 3.33m (12' x 10'11)

Double glazed sliding doors to garden. Radiator. Gas fire, fireplace with stone surround and hearth.

KITCHEN 3.86m x 2.26m (12'8 x 7'5)

uPVC double glazed window and door to garden. Radiator. Range of base and wall units with roll top work surfaces. Sink and drainer. Tiled splash back areas. Space and plumbing for white goods. Door to utility:

UTILITY 1.80m x 1.32m (5'11 x 4'4)

uPVC double glazed window to garden. Wall mounted gas combination boiler.

LANDING

Doors lead to all bedrooms and bathroom.

BEDROOM ONE 3.63m x 4.55m (11'11 x 14'11)

Double glazed bay window to front elevation. Radiator. Gas fireplace with tiled surround.

BEDROOM TWO 3.63m x 3.89m (11'11 x 12'9)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard.

BEDROOM THREE 2.49m x 2.54m (8'2 x 8'4)

Double glazed window to front elevation. Radiator.

BATHROOM 2.13m x 1.98m (7' x 6'6)

uPVC double glazed window to rear elevation. Radiator. Four piece suite including shower cubicle, panelled bath, pedestal wash hand basin and low level WC with tiled splash back areas. Hatch to loft. Wall mounted electric heater.

OUTSIDE

FRONT GARDEN

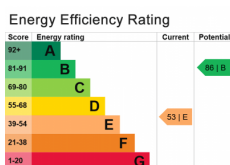
Block paved front garden with small bedding area enclosed by low level walls and double gates for access. Steps to side for side alleyway access.

REAR GARDEN

Largely lawned and paved patio and path to rear. Gravelled border. Some mature plants, shrubs and trees, summerhouse and shed to hardstanding. Vegetable plot to rear enclosed by feather timber fencing.

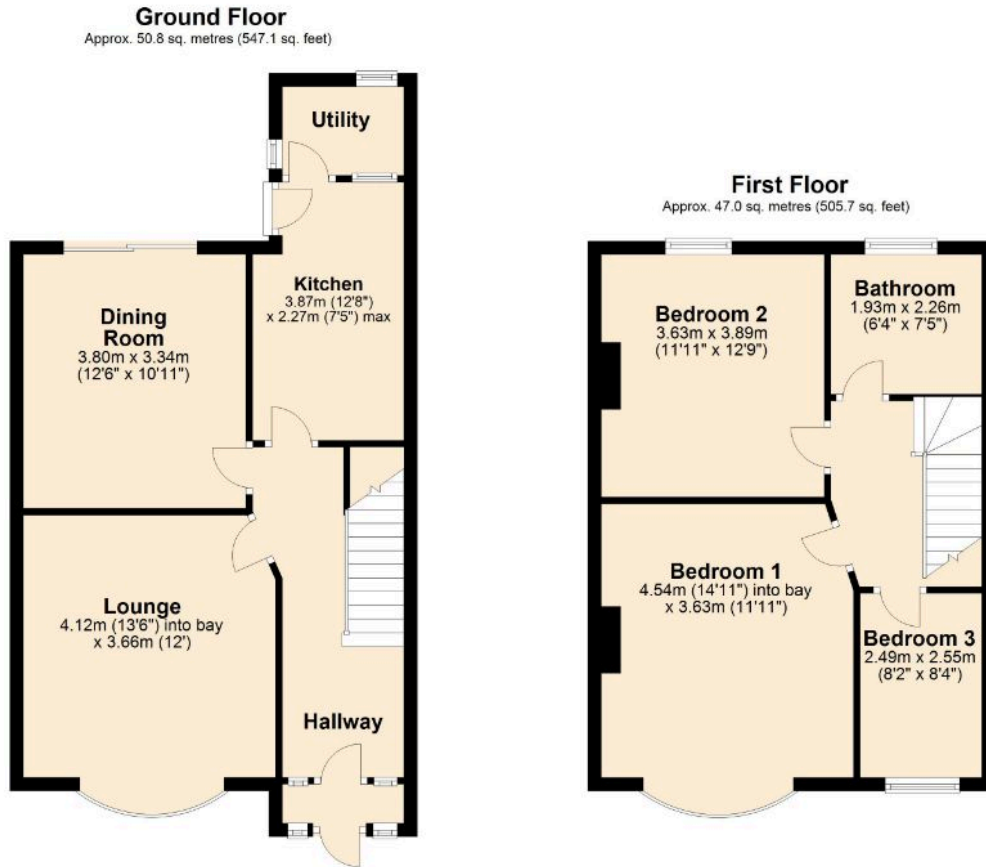
DRAFT DETAILS

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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Total area: approx. 97.8 sq. metres (1052.8 sq. feet)



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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