



34 Greenfield Avenue, Spinney Hill, Northampton, NN3 2AF
£315,000 Freehold

Jackson Grundy are proud to offer for sale this three bedroom semi-detached family home in the well sought after Greenfield Avenue, Spinney Hill. The home requires some modernisation comprising in brief lounge, dining room and kitchen to the ground floor, with three bedrooms, a bathroom and separate WC to the first floor. Outside benefits from a driveway leading to a single garage, with beautifully tended gardens to both front and rear. The home is also available with no upper chain and we recommend calling to view at the earliest opportunity. EPC Rating: D. Council Tax Band: C

Semi Detached Family Home | Three Bedrooms | Garage & Driveway | Beautifully Tended Front & Rear Gardens | Viewing Essential | No Upper Chain

modern marketing · traditional values

PORCH

Double glazed sliding entrance door. Cupboard housing electric meter. Glazed door and windows to:

HALLWAY

Radiator. Staircase rising to first floor landing. Understairs storage cupboard. Doors to:

WC

Low level WC and wall mounted hand wash basin. Mosaic tiled splash back areas. Heated towel radiator. Extractor fan.

LOUNGE 3.94m into bay x 3.58m (12'11 into bay x 11'9)

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace. Picture rails.

DINING ROOM 4.29m x 3.40m (14'1 x 11'2)

Double glazed sliding doors to garden. Radiator. Gas fireplace.

KITCHEN 3.12m x 2.87m (10'3 x 9'5)

uPVC double glazed door to side elevation. uPVC double glazed windows to side and rear elevations. Wall and base units with roll top work surfaces. Integrated appliances to include fridge/freezer, fitted electric oven, four ring gas hob and extractor hood over. Stainless steel sink and drainer. Space and plumbing for white goods. Wall mounted gas fired boiler. Tiling to splash back areas.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

BEDROOM ONE 4.04m into bay x 3.61m (13'3 into bay x 11'10)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobe. Feature fireplace (blocked).

BEDROOM TWO 4.32m x 3.43m (14'2 x 11'3)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobe. Feature fireplace (blocked). Access to loft space.

BEDROOM THREE 2.24m x 2.26m (7'4 x 7'5)

uPVC double glazed bay window to front elevation. Radiator.

WC

uPVC double glazed window to side elevation. Low level WC. Half height tiling. Hatch to loft.

BATHROOM 2.36m x 2.39m (7'9 x 7'10)

uPVC double glazed window to rear elevation. Radiator. Two piece suite comprising panelled bath with shower attachment and pedestal wash hand basin. Tiled walls. Airing cupboard.

OUTSIDE

FRONT GARDEN

Largely lawned with well stocked borders with plants and flowers. Block paved driveway to single garage and entrance.

GARAGE

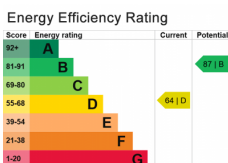
Up and over door. Power and light connected. Door to garden.

REAR GARDEN

A mature and well stocked garden. Largely laid to lawn with generously stocked bedding areas to borders. Plants, trees and shrubs. Timber shed to hardstanding. Enclosed by further panel fencing. Block paved patio.

DRAFT DETAILS

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

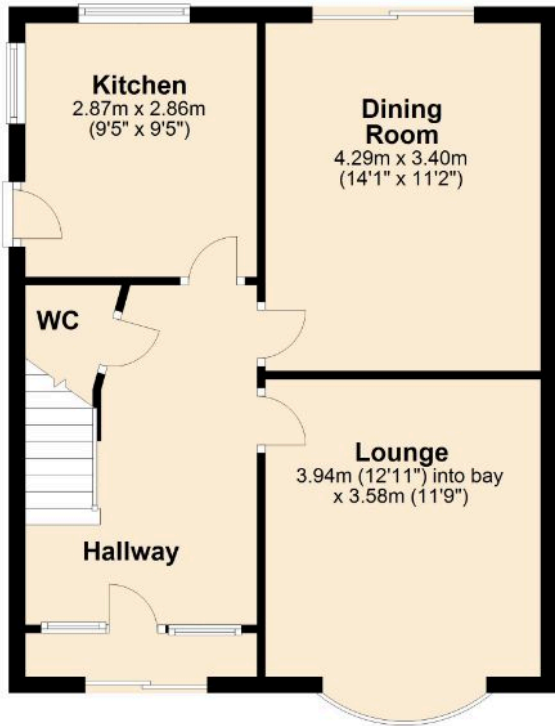


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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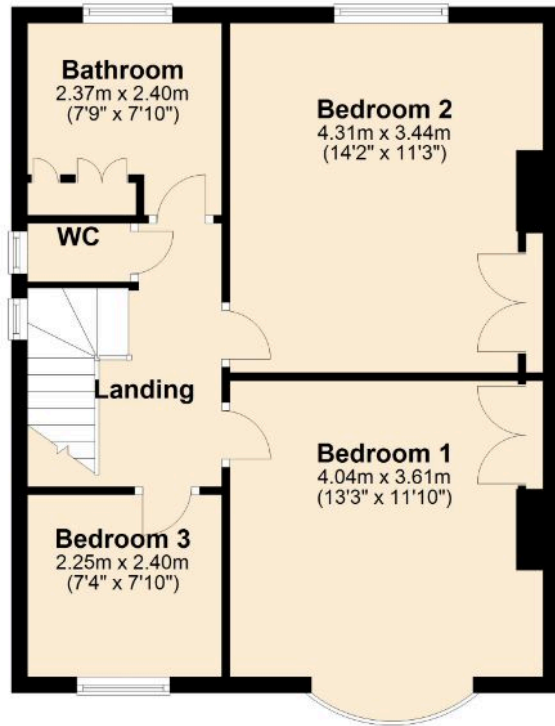
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 102.5 sq. metres (1103.5 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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