



LOCAL AMENITIES

The Tesco Superstore with the adjoining Danes Camp Leisure Centre is situated approximately half a mile distant. Sixfields Leisure Complex is close by and there are extensive parks, including Ladybridge Park, a fishing lake and canal. There is a bus service from Ladybridge Drive to and from the town centre and motorway access to junction 15 of the M1 motorway via the A508 and to junction 15a of the M1 motorway via Upton Way, approximately one mile distant.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will

be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

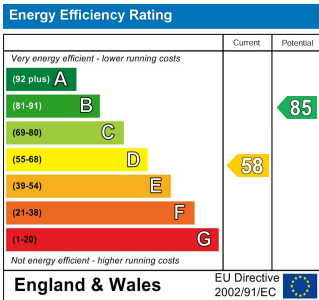
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

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18 Gresham Drive, West Hunsbury, Northampton, NN4 9SZ



For Auction - Guide Price £250,000 to £275,000

FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £250,000 TO £275,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 1ST NOVEMBER FROM 9.30AM TO 10.00AM
Refurbished 3-Bedroom link detached family home in sought-after area of West Hunsbury. Step into this attractive family home, perfectly nestled in the desirable location of West Hunsbury. Offering modern comfort and style, this property has been thoughtfully upgraded, making it move-in ready for its next owner. From the moment you enter, you'll notice the fresh and inviting feel, with brand-new carpets, a contemporary fitted kitchen, and a recently installed gas boiler. Tastefully redecorated to create a bright and welcoming atmosphere, the ground floor features entrance hall leading to a spacious lounge/dining room and newly fitted kitchen boasting sleek finishes and plenty of storage to make meal prep a breeze. To the first floor, you'll find three well-proportioned bedrooms and a modern family bathroom. The property has a private rear garden a delightful space for outdoor dining, play, or simply unwinding. There is a single garage, with additional off-road parking in front. With no upper chain, this property is ready for you to make it your home.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

18 Gresham Drive, West Hunsbury, Northampton, NN4 9SZ

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5'07 x 3'09

Entered via a part glazed front door there is space for cloaks and a door to:-

LOUNGE/DINER



LOUNGE AREA

15'02 x 14'01

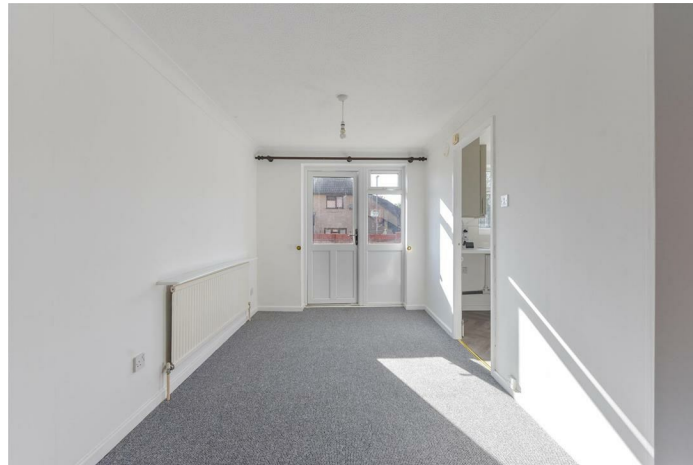
An open plan space which benefits from stairs riding to the front elevation with carpet fitted and TV points connected.



DINING AREA

10'00 x 7'10

Benefitting from a replacement uPVC door to the rear garden there is room for a dining suite and a door to:-



KITCHEN

9'08 x 7'01

Fitted with a range of refitted floor and wall mounted cabinets with composite granite effect worktops, tiled splashback with appliances including a stainless steel sink, electric hob with extractor above and oven below with space for a fridge/freezer and washing machine. There is a nearly fitted Logic boiler and window to the rear elevation.



FIRST FLOOR

LANDING

BEDROOM ONE

12'01 x 8'06

A window to the front elevation, with space for a double bed and carpet fitted.



BEDROOM TWO

11'08 x 8'06

A window to the rear elevation and space for a double bed with carpet fitted.



BEDROOM THREE

6'05 x 6'05

A window to the front with space for a single bed and carpet fitted



BATHROOM

5'06 x 6'03

Suite comprising bath with Mira power shower over and tiled walls, WC and hand wash basin with a window to the rear.

OUTSIDE

REAR GARDEN

Mainly laid to gravel and slab, there is a walled garden benefiting from a sunny aspect with pedestrian access to:-



SINGLE GARAGE

With an up and over door to the front elevation.

PARKING

There is off-road parking to the front.

SERVICES

Mains gas, water and electric are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 259773