



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN, this well presented, semi-detached period property, situated on a generous plot in the popular area of Duston, near to schools, parks, local amenities and major road links.

Accommodation includes entrance hall, living room, kitchen dining room and cloakroom. To the first floor are two bedrooms, bathroom and dressing room leading to the second floor which includes two further bedrooms and en-suite shower room. Outside are large front and rear gardens with off road parking for numerous vehicles leading to a double garage. (B/134m2/L)



**Key Features:**

- NO UPPER CHAIN
- SEMI-DETACHED PERIOD PROPERTY
- KITCHEN DINER WITH DUAL FUEL STOVE
- LARGE LIVING ROOM
- CLOAKROOM
- MODERN BATHROOM
- FOUR BEDROOMS
- DRESSING ROOM
- EN-SUITE SHOWER ROOM
- LARGE FRONT & REAR GARDENS
- PARKING FOR NUMEROUS VEHICLES & DOUBLE GARAGE
- COUNCIL TAX BAND C

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For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Entered via a timber front door with decorative glass panel, decorative stained glass window to the side, tiled flooring, picture rail, radiator, cupboard, stairs to the first floor and doors leading to:

### Living Room 4.57m x 4.53m (15'x 14'10)

Carpet, open fire with tiled surround, double glazed bay window to the front, double glazed window to the side, two radiators, TV point and picture rail.

### Kitchen Diner

#### Dining Area: 3.35m x 4.53m (11'0 x 14'10)

Stripped floor boards, dual fuel stove with decorative surround, double glazed window to the side, radiator, breakfast bar, space for large fridge freezer and opening to the kitchen.

#### Kitchen Area: 2.70m x 4.53m (8'10 x 14'10)

Vinyl tiled flooring, base and wall units, oak worktops, butler sink, tiling to water sensitive areas, extractor, space for an electric oven, dishwasher, washing machine and dryer. Double glazed window and door to the rear and door to the cloakroom.

### Cloakroom 2.13m x 0.67m (7'x 2'2)

Vinyl tiled flooring, dual flush WC, mounted hand basin and double glazed windows to the side and rear.

### First Floor Landing

Stripped floor boards, above door cupboard and doors to:

### Bathroom 2.28m x 1.83m (7'6 x 6')

Vinyl tiled flooring, bath with rainfall shower over, dual flush WC, mounted wash basin, radiator, tiling to water sensitive areas, double glazed window to the rear and extractor.

### Bedroom 1 3.72m max x 4.52m (12'3 x 14'10)

Carpet, feature fireplace, radiator, picture rail, wall panelling and double glazed bay window to the front.

### Bedroom 3 3.34m x 2.63m (10'11 x 8'8)

Carpet, double glazed window to the rear and radiator.

### Dressing Room 2.54m x 3.52m (8'4 x 11'7)

Carpet, feature fireplace, radiator, double glazed window to the side and door opening to stairs leading to the second floor.

### Bedroom 2 4.21m max x 4.45m max (13'10 x 14'7)

Stripped floor boards, radiator, two velux windows, exposed beams and door to the en-suite.

### En-Suite 2.6m x 0.75m (8'6 x 2'6)

Vinyl tiled flooring, shower cubicle, wall mounted hand basin, WC, tiling to water sensitive areas, extractor and exposed beams.

### Bedroom 4 3.29m x 1.93m (10'10 x 6'4)

Carpet, exposed beams (restricted head height), velux window and radiator.

### Rear Garden

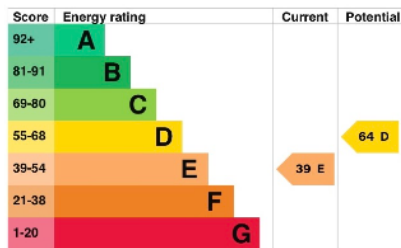
Fence enclosed, mainly laid to lawn with patio seating area, pear tree, borders, shrubs, hedges and outside tap.

### Front Garden

Large gravelled driveway for numerous vehicles leading to a detached double garage, lawn and path to the front door.

### Double Garage 5.4m x 4.8m (19'9 x 15'9)

Timber clad, concrete panel construction with two up and over doors, asbestos roof and external power supply.



The graph shows this property's current and potential energy rating.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.