



HOW TO GET THERE

From Northampton Town Centre take the A428 Harlestone Road. Continue past Dallington park and over the round about intersection with Mill Lane. Continue along Harlestone road turning right onto Hawksmoor Way. Take the first left into Montague crescent and follow this road as it bends first to the left and then the right. The property can be found on the right hand side.

DOI/AK30/0920250189

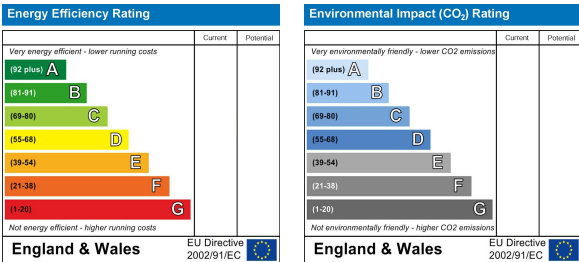
16 Montague Crescent, Northampton, NN5 7RQ



Asking Price £200,000 Freehold

Tucked away just off Harlestone Road in the ever-popular area of Duston, this well-presented two-bedroom mid-terrace home enjoys excellent transport links and will appeal to first-time buyers, downsizers, and investors alike.

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# 16 Montague Crescent, Northampton, NN5 7RQ

## ACCOMMODATION

The ground floor offers a bright and spacious lounge/dining room with doors opening onto a generous, low-maintenance rear garden—complete with patio and gravel areas, ideal for both relaxation and entertaining. A modern fitted kitchen with integrated appliances and a useful walk-in store adds further practicality.

Upstairs, the property benefits from two large double bedrooms, a family bathroom with shower, and a separate W.C., ensuring comfort and convenience for everyday living.

Outside, a rear gate provides direct access to ample parking options, making this home especially convenient for busy households and visiting guests.

With its versatile layout, private garden, and highly sought-after location, this property represents an excellent opportunity to secure a well-balanced home.

## LOUNGE/ DINER

23'5 x 11'4



## KITCHEN

9'3 x 8'7



## FIRST FLOOR

### BEDROOM ONE

14'6 x 9'9



### BEDROOM TWO

13'7 x 8'5



## FAMILY BATHROOM

5'9 x 5'6



## SEPERATE W.C



## OUTSIDE



## SERVICES

Mains services are connected. Central heating is via a gas radiator system.

## LOCAL AMENITIES

Within the area there are a number of shops. The property is situated within easy access to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively.

## COUNCIL TAX

Council Tax Band A - Northampton Council

For further information on viewing call 01604 230222