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Maclean Close, Abington Vale
Northampton
Northamptonshire, NN3 3DJ
£325,000 Semi Detached



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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE DELIGHTED TO PRESENT THIS WELL MAINTAINED AND VERSATILE THREE BEDROOM SEMI-DETACHED FAMILY HOME, SITUATED IN THE POPULAR RESIDENTIAL CUL-DE-SAC OF MACLEAN CLOSE. OFFERING GENEROUS LIVING SPACE THROUGHOUT, THIS PROPERTY IS IDEAL FOR GROWING FAMILIES SEEKING BOTH COMFORT AND PRACTICALITY.

GROUND FLOOR

- HALLWAY
- WC
- LOUNGE/DINING ROOM
- KITCHEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
 - CONVERTED GARAGE
-





THE PROPERTY

Jackson Grundy are delighted to present this well maintained and versatile three bedroom semi-detached family home, situated in the popular residential cul-de-sac of Maclean Close. Offering generous living space throughout, this property is ideal for growing families seeking both comfort and practicality.

The ground floor comprises a bright and spacious lounge, a separate dining room overlooking the rear garden, a modern fitted kitchen with ample storage and worktop space, and the added convenience of a downstairs WC.

Upstairs, there are three well proportioned bedrooms and a family bathroom, providing flexible accommodation for family life, home working or hobbies.

Outside, the property benefits from a large gravel driveway providing off road parking for multiple vehicles. To the rear, a private garden offers a pleasant space for relaxing and entertaining. A standout feature is the converted garage, currently arranged as a salon space, offering excellent potential for home business use, office space or conversion back if desired.

Conveniently located close to local schools, amenities and transport links, this is a superb opportunity not to be missed.

EPC Rating: TBC. Council Tax Band: C







MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction, in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

