



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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £1,500 (£1,250 plus VAT).

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

COUNCIL TAX

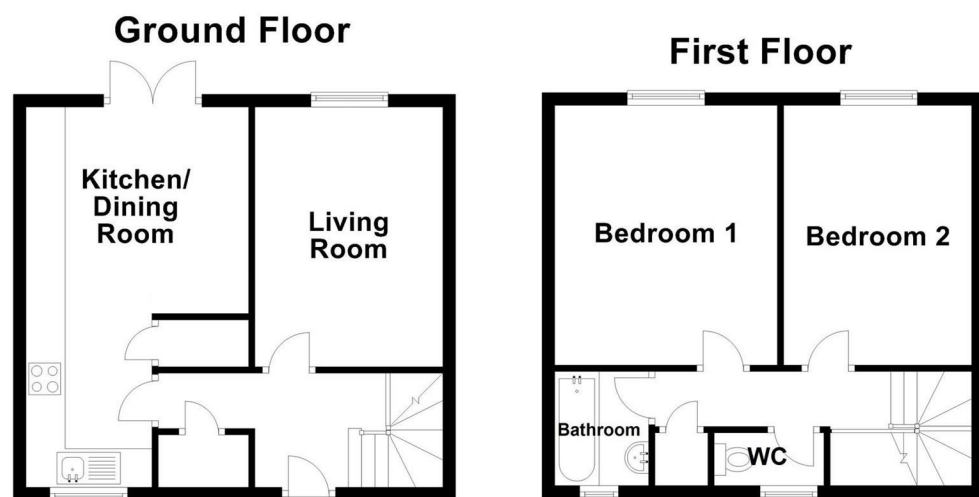
West Northamptonshire Council - Band A

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54 Dell Crescent, Northampton, NN3 8SG



Not to scale. For illustrative purposes only

For auction £140,000

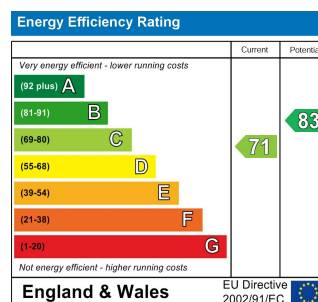
GUIDE PRICE: £140,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL TO ARRANGE

A superb opportunity to acquire a two-bedroom mid-terrace home, ideally located in the popular Goldings area of Northampton. The property offers approximately 700 sq ft of well-proportioned accommodation, comprising an entrance hall, a comfortable lounge, and an open-plan kitchen/dining area, ideal for everyday living and entertaining. To the first floor are two generous double bedrooms, a separate WC, and a family bathroom. The home further benefits from uPVC double glazing, a Vaillant combi boiler, and gas radiator central heating, along with a number of useful storage areas throughout. Externally, the rear garden enjoys a sunny aspect and provides access to off-road parking. An ideal purchase for owner-occupiers and investors alike. Viewing is strongly recommended.

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

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9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'10 x 5'10

Entered via a part-glazed front door, there is access to a cloak cupboard, stairs rising to the first floor and doors to:-

LOUNGE

13'05 x 9'09

Windows to the rear elevation



KITCHEN/DINER

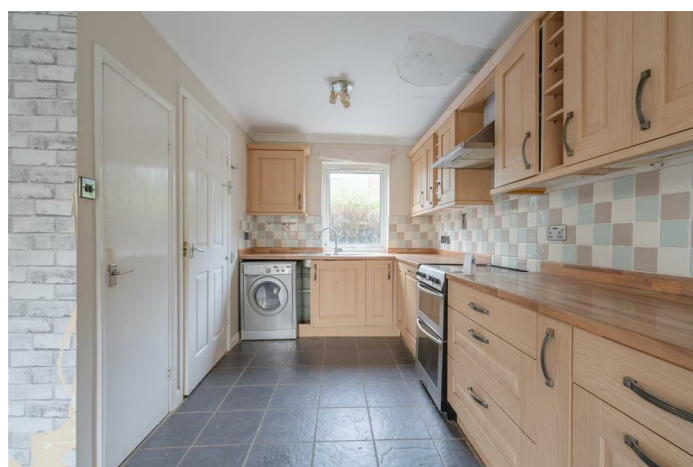
19'08 x 11'06

An open plan room with integrated storage and windows to the front with double patio doors to the rear garden.



KITCHEN AREA

Floor and wall mounted cabinets with space for appliances. None of the services have been tested.



DINING AREA



FIRST FLOOR

LANDING

9'08 x 2'11

Doors to a airing cupboard containing a gas Vaillant boiler. Further doors to:-

BEDROOM ONE

13'05 x 11'05

Windows to the rear elevation with space for a double bed.



BEDROOM TWO

13'05 x 10'00

Window to the rear elevation and space for a double bed.



BATHROOM

5'10 x 4'10

Suite comprising bath with shower over and hand wash basin, with a window to the front elevation.



WC

5'06 x 2'08

Suite comprising WC and hand wash basin.

OUTSIDE

REAR GARDEN

On a split level with paving and grass areas. There is a pedestrian gate to the rear.



SERVICES

Mains Gas, water and electricity are connected. None of these services have been tested.

HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction towards the A45. Upon entering the A45, take the second exit heading North towards Overstone. Take the Blackthorn road off Great Billing Way, and the second right onto Leyside Court, proceed to the end turn left and again right, continue up to the top of the road where Dell Crescent can be found on the left-hand side.

For further information on viewing call 01604 259773