



Good Choice are proud to offer for sale this beautifully presented, detached property situated in the popular area of Duston, near to schools, parks, local shops and major road links.

Accommodation includes entrance porch, living room, dining room, kitchen, office/family room and WC. To the first floor are three bedrooms and a family bathroom. Outside are front and rear gardens with off road parking for two cars. (A/89m2/M)

Key Features:

- DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- LIVING ROOM - DINING ROOM - KITCHEN
- FAMILY ROOM / OFFICE
- DOWNSTAIRS WC
- THREE BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- COUCIL TAX BAND C
- NEAR TO SCHOOLS, PARKS, SHOPS & MAJOR ROAD LINKS



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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



Entrance Porch

Entered via a composite front door, tiled flooring, double glazed window to the front and doors to the living room and family room/office.

Family Room / Office

3.95m x 2.41m (13' x 7'11)

Wood laminate flooring, radiator, double glazed window to the front and door to the WC.

WC

2.22m x 0.85 (7'3 x 2'9)

Tiled flooring, dual flush WC, mounted hand basin, tiling to water sensitive areas, extractor and storage.

Living Room

4.39m x 3.36m (14'5 x 11')

Wood laminate flooring, radiator, double glazed window to the front, stairs to the first floor and opening to the dining room.

Dining Room

2.46m x 3.35m (8'1 x 11')

Wood laminate flooring, radiator, double glazed window to the rear and opening to the kitchen.

Kitchen

3.52m x 2.49m (11'7 x 8'2)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, fitted washing machine and dish washer, electric oven, gas hob, extractor, space for a fridge freezer, tiling to water sensitive areas and double glazed window and door to the rear.

First Floor Landing

Carpet, loft access (part boarded) and doors to:

Bathroom

2.56m x 2.56m (8'5 x 8'5)

Wood laminate flooring, bath with electric shower over, pedestal wash basin, dual flush WC, radiator, tiling to water sensitive areas, boiler cupboard and double glazed window to the rear.

Bedroom 1

3.66m max x 3.32m (12' x 10'11)

Wood laminate flooring, double glazed window to the rear and radiator.

Bedroom 2

3.26m max x 3.32m (10'8 x 10'11)

Carpet, double glazed window to the front and radiator.

Bedroom 3

2.54m x 2.57m (8'4 x 8'5)

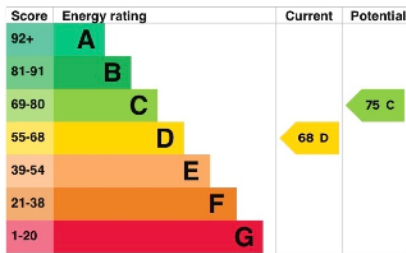
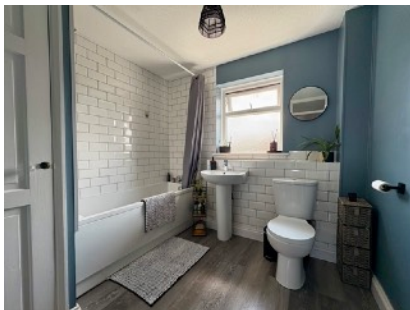
Carpet, double glazed window to the front and radiator.

Rear Garden

South facing, fence enclosed, mainly laid to lawn with large decked seating area, borders, shrubs and tap.

Front Garden

Small lawned area, gated access to the rear garden and gravelled driveway for two cars.



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.