



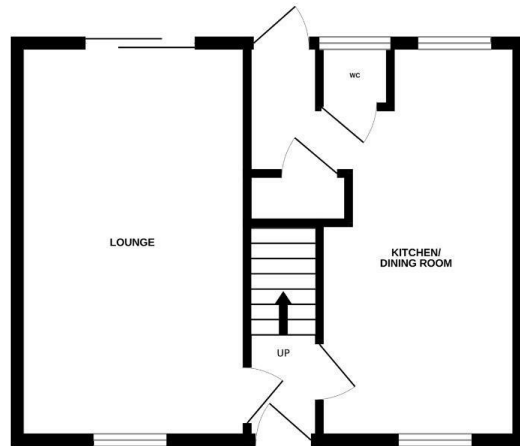
## 53 NEWTON ROAD NORTHAMPTON, NN5 6ED

**£190,000**  
**FREEHOLD**

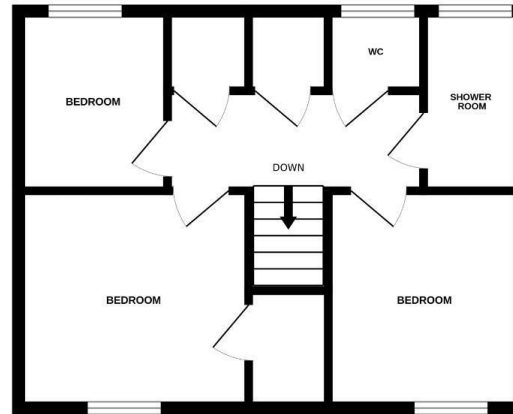
Stonhills are pleased to offer this three bedroom mid terrace house located on Newton Road in Duston. The accommodation comprises lounge, kitchen/dining room, downstairs WC, three bedrooms with separate WC and shower room. The property also benefits from a rear garden and is in need of some modernisation. Ideally located close to local amenities with good access to Northampton town centre and the M1.

 **stonhills**  
LAND & ESTATE AGENTS

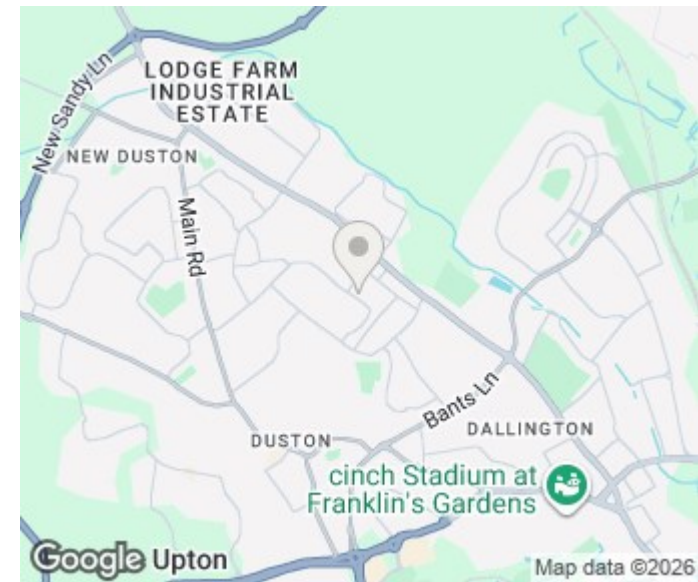
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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