



with a Costcutter. There is a Medical Centre, Chemist, Football and Bowls Club, a Public House and the Roadhouse cafe and yoga bar, local schooling includes Roade Primary School in Hartwell Road and Elizabeth Woodville School with sixth form on Stratford Road. M1 Junction 15 is approximately two miles distant, with good shops nearby on the edge of Northampton and in Towcester. Milton Keynes and its railway station are 20 minutes away and the X6 bus route also to Milton Keynes.

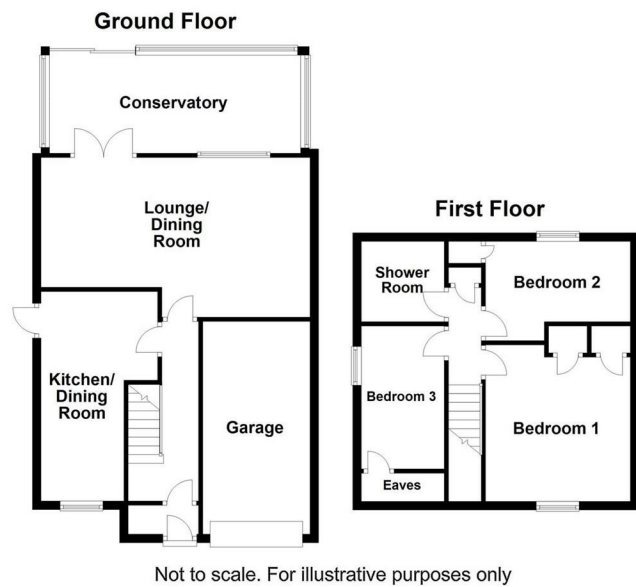
HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Road to the roundabout junction with Nene Valley Way and take the fourth exit onto the dual carriageway leading to junction 15 of the M1. Continue straight over the M1 and continue on the A508 signposted towards the village of Roade. Upon entering the village take the third turning on the right into Hyde Road and continue to the fourth turning on the right into Dovecote Road. Take the first left into Priory Crescent where the property can be found on the left hand side.

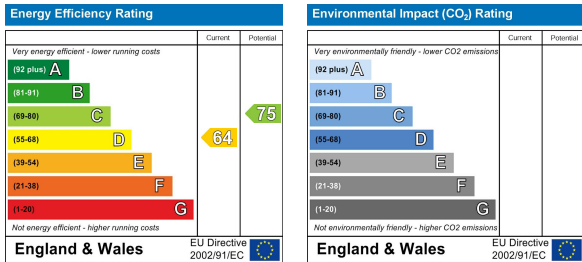
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19 Priory Crescent, Roade, Northampton, NN7 2NF



Asking Price £259,950 Freehold

A modern three bedroomed chalet style semi detached property situated in a quite cul de sac in the popular Northants village of Roade. The accommodation comprises entrance porch, entrance hall, kitchen/breakfast room, lounge/diner and conservatory. To the first floor there are three bedrooms and a shower room. Outside there is a front garden and driveway giving off road parking and leading to the integral garage. The rear garden is mainly laid to patio and enjoys a sunny aspect and privacy. The property is being sold with vacant possession and no upper chain. The property is in need of modernisation.



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Enter via a hardwood front door with obscure glass window and obscure glass window to the side. Door to:-

#### ENTRANCE HALL

13'6 x 6'0

Enter via a hardwood front door with obscure glass window and window to the side, stairs to first floor, under stairs storage cupboard, radiator, coat hangers and doors to:-

#### KITCHEN/BREAKFAST ROOM

15'1 x 8'9

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for cooker, extractor, space for fridge/freezer, double radiator, double glazed window to the front and a UPVC double glazed window and door to the side.



#### LOUNGE/DINER

20'6 x 12'1

UPVC double glazed window to the side, fireplace with stone hearth and wood mantle, two radiators, window to rear and side and UPVC double glazed French doors to the conservatory.



## CONSERVATORY

19'5 x 7'6

UPVC conservatory with a radiator and patio doors leading to the rear garden.



## FIRST FLOOR

### LANDING

Loft access, airing cupboard housing the gas wall mounted combination boiler and doors leading to:-

### BEDROOM ONE

11'5 x 9'0

Double glazed window to the front, radiator, built in triple wardrobes and drawers.



### BEDROOM TWO

11'2 x 9'0

UPVC double glazed window to the rear, built in wardrobe, storage cupboard and radiator.



### BEDROOM THREE

9'8 x 6'3

Under eaves storage cupboard, radiator and double glazed window to the side.



## SHOWER ROOM

8'2 x 5'4

Suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors and shower. The shower room is fully tiled and has a chrome wall mounted towel radiator, double glazed window with obscure glass to the side and spotlights.



## OUTSIDE

### FRONT GARDEN

The front garden is mainly laid to gravel with pathway to the front door and driveway giving off road parking and leading to the integral garage.

### INTEGRAL GARAGE

Metal up and over door, power and lighting.

### REAR GARDEN

The landscaped rear garden is mainly laid to patio with flower and shrub borders and bushes. There is a summer house, shed and greenhouse. The rear garden is enclosed by wood panel fencing and Conifer trees and enjoys a sunny aspect and privacy with secure gated access to the side from front to rear.



## SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

## COUNCIL TAX

West Northamptonshire Council - Band C

## LOCAL AMENITIES

Within the village of Roade there are shopping facilities including a Post Office, two newsagents, pharmacy, a garage and a petrol filling station

For further information on viewing call 01604 230222