

**79 Montague Crescent  
Rye Hill  
NORTHAMPTON  
NN5 7RH**

**£235,000**



- **SPACIOUS MID-TERRACE**
- **LOUNGE / DINER**
- **FOUR-PIECE BATHROOM**
- **COMMUNAL PARKING TO REAR**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC / UTILITY ROOM**
- **GOOD CONDITION THROUGHOUT**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious three bedroom mid-terrace property, updated by the owners in recent years to be offered in excellent condition, with the added benefit of communal off road parking to the rear. With accommodation comprising in brief; entrance hall, downstairs wc / utility room, lounge/diner, and kitchen to the ground floor. To the first floor are three bedrooms, and a four-piece bathroom. The property also benefits from UPVC double glazing, gas central heating, and front and rear gardens.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, under stairs storage, stairs rising to first floor, LVT flooring, radiator.

### **Lounge / Diner**

21'5" x 11'1" (6.53 x 3.40)

UPVC window to front aspect, UPVC French doors to rear, LVT flooring, radiator.

### **Kitchen**

10'10" x 8'10" (3.31 x 2.71)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, space for various appliances, complementary tiling, LVT flooring, radiator.

### **Downstairs WC / Utility Room**

6'11" x 5'5" (2.12 x 1.66)

Obscure UPVC window to front aspect, low level wc, sink with storage under, spaces for appliances, ceramic tiled flooring and walls, cupboard housing combination boiler, chrome heated towel rail.

## **First Floor**

### **Landing**

Loft access, storage cupboard.

### **Bedroom One**

12'4" x 10'3" (3.76 x 3.14)

UPVC window to rear aspect, radiator.

### **Bedroom Two**

11'3" x 9'3" (3.45 x 2.84)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

8'11" x 8'7" (2.72 x 2.62)

UPVC window to front aspect, radiator.

### **Bathroom**

9'3" x 5'9" (2.83 x 1.76)

Obscure UPVC window to front aspect, tiled shower cubicle, bath unit, low level wc, sink with storage under, ceramic tiled flooring and walls, chrome heated towel rail.

## **Externally**

### **Front Garden**

Mainly laid to lawn with paving, various shrubs.

**Rear Garden**

Patio area leading to raised artificial grass area, various paving, rear gate leading to communal car park, enclosed by wooden fencing.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: B

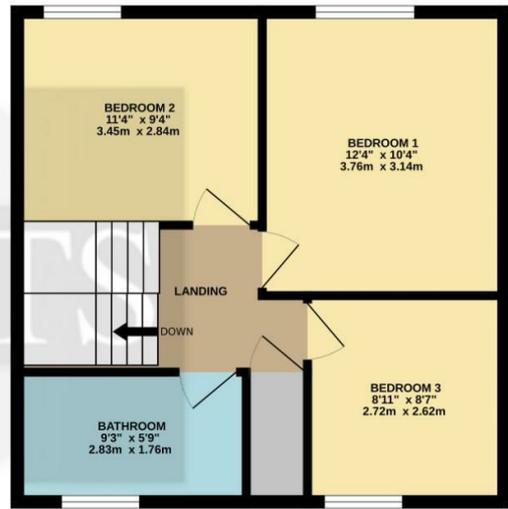




GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

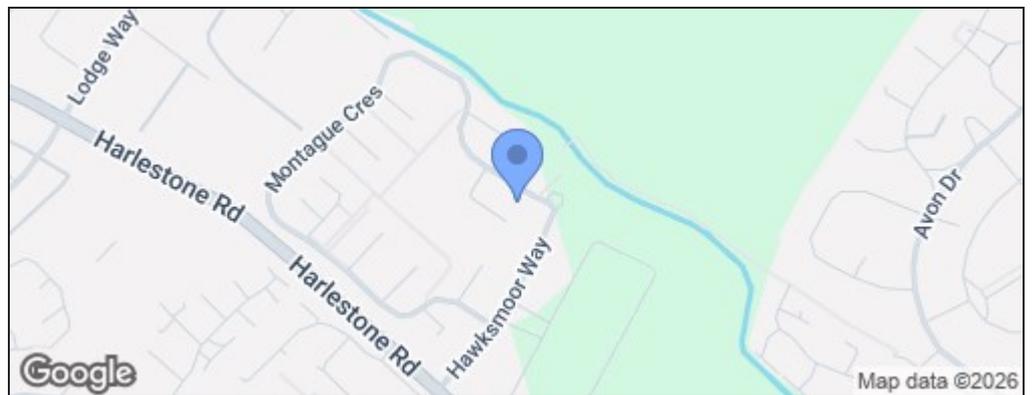


1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.  
 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	91
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.