

16b Westfield Road, Duston, Northampton, NN5 6RB
£150,000 Freehold

A modern one bedroom bungalow set at the end of a cul-de-sac and offering NO ONWARD CHAIN. The accommodation comprises entrance hall, open plan lounge/kitchen, bedroom with two fitted wardrobes and a wet room. Additional features include gas radiator heating with a Vaillant boiler, double glazed windows and doors, a fitted kitchen with oven and hob and an allocated parking space. EPC Rating: TBC

No Onward Chain | Allocated Parking Space | Fitted Kitchen | Cul-De-Sac Location | One Bedroom | Gas Radiator Heating

modern marketing · traditional values

ENTRANCE HALL

Entered via double glazed entrance door. Radiator.
Doors to:

OPEN PLAN LOUNGE/KITCHEN AREA 3.71m x 5.59m (12'2 x 18'4) Max

LOUNGE AREA

Double glazed window to rear elevation. Radiator.
Open plan to kitchen.

KITCHEN AREA

Double glazed doors to rear garden. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Tiling to splash back areas. Fitted stainless steel gas hob, oven below and stainless steel extractor hood over. Space for white goods. One and a half bowl stainless steel sink unit and drainer with mixer tap. Cupboard housing Vaillant gas boiler.

BEDROOM 3.05m x 3.02m (10'0 x 9'11)

Double glazed window to front elevation. Radiator.
Two fitted wardrobes. Vanity desk.

WET ROOM 2.67m x 1.40m (8'9 x 4'7)

Frosted double glazed window to front elevation.
Radiator. Low level WC, wash hand basin and wall mounted shower. Extractor fan.

OUTSIDE

FRONT GARDEN

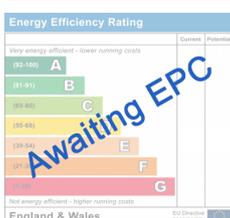
Path to entrance door.

REAR GARDEN

An enclosed courtyard garden. Patio area.

PARKING

Allocated block paved parking space indicated with '16b only'.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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