

3 Emmanuel Court, Weston Favell, Northampton, NN3 8NX
£250,000 Freehold

Jackson Grundy are delighted to bring to the market this excellently presented two bedroom semi detached family home with downstairs WC and kitchen/diner. The property comprises entrance hall, WC, lounge, kitchen/diner leading to the rear garden with patio area. The first floor has two double bedrooms and a well presented bathroom. Further benefits include gas central heating and uPVC double glazing. To the side of the property is parking for two cars. The property would make an excellent home for a first time buyer. Please call to arrange an internal inspection. EPC Rating B. Council Tax Band B.

**Excellently Presented | Kitchen/Diner | Parking For Two Cars | Downstairs W/C | Close To
Local Amenities | Ideal For First Time Buyers**

modern marketing · traditional values

ENTRANCE

Enter via composite double glazed door. Radiator. Built in cupboard. Stairs rising to the first floor landing.

W/C

Radiator. Comprising low level WC and pedestal sink. Extractor fan.

KITCHEN/DINER 5.89m x 2.84m (19'4 x 9'4)

Dual aspect uPVC double glazed windows to front and side elevation. Composite door to side elevation. Radiator. Fitted with a range of wall mounted and base levelled cupboards and drawer units with roll top work surfaces over. Stainless steel bowl and drainer unit with mixer tap over. Four ring gas hob, electric oven, extractor fan. Space for white goods.

LIVING ROOM 4.67m x 3.07m (15'4 x 10'1)

uPVC dual aspect windows. Radiator.

LANDING

Access to loft space. Doors to rooms.

BEDROOM ONE 4.67m x 3.07m (15'4 x 10'1)

Dual aspect uPVC double glaze windows. Radiator. Storage cupboard.

BEDROOM TWO 4.67m x 2.84m (15'4 x 9'4)

Dual aspect uPVC double glazed windows. Radiator. Storage cupboard.

BATHROOM 1.73m x 1.83m (5'8 x 6)

Frosted uPVC double window to front elevation. Comprising low level WC, pedestal sink with mixer tap over. and panelled bath with shower over. Glass screen. Tiled splash backs.

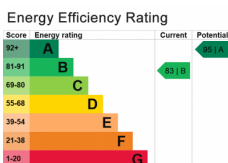
OUTSIDE

GARDEN

Patio area. Steps leading to gated rear. Lawn. Panelled fence surround.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from Vendor(s).



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.

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LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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