

10 Firbank Close, Wakes Meadow, Northampton, NN3 9UU
£310,000 Freehold

Jackson Grundy are delighted to bring to the market this stunning three bedroom semi detached house situated at the end of a cul-de-sac. The property has been extended and modernised by the current owners and comprises entrance hall, lounge, dining room, kitchen/diner, conservatory and garage. To the first floor there is a family bathroom and three double bedrooms with bedroom one benefitting from an en-suite shower room. To the rear is a block paved landscaped garden and the front has ample parking space. Don't miss out, call today to arrange an internal inspection. EPC Rating TBC. Council Tax Band B

Excellent Condition | Off Road Parking For Five Cars | En-Suite to Bedroom One | Extended To Side/Rear | Cul-De-Sac Location | Ideal Family Home

modern marketing · traditional values

ENTRANCE HALL

Entry gained via composite door. Single panelled radiator. Stairs rising to first floor landing.

LOUNGE 3.86m x 3.84m (12'8 x 12'7)

uPVC double glazed window to front aspect. Single panelled radiator. Dado rail. Thermostat.

DINING ROOM 2.69m x 2.31m (8'10 x 7'7)

French doors to conservatory. Single panelled radiator. Dado rail.

CONSERVATORY 4.01m x 2.95m (13'2 x 9'8)

Of uPVC double glazed construction with French doors to the garden. Single panelled radiator. Tiled floor.

KITCHEN/DINING ROOM 4.98m x 2.46m (16'4 x 8'1)

Obscure double glazed window to rear aspect. uPVC double glazed window and door to rear. Fitted with a range of base and wall mounted units with squared top work surfaces over. Four ring electric hob, electric oven and extractor. Composite one and a half bowl sink and drainer unit with mixer tap over. Space for white goods. Breakfast bar. Tiled floor. Spotlights to ceiling.

FIRST FLOOR LANDING

Doors to connecting rooms. Access to loft space. Airing cupboard with lagged tank.

BEDROOM ONE 4.60m x 2.51m (15'1 x 8'3)

uPVC double glazed window to front aspect. Single panelled radiator. Spotlights to ceiling. Loft hatch.

EN-SUITE 2.51m x 1.85m (8'3 x 6'1)

Double glazed Velux window to rear. Suite comprising double shower cubicle with glass door and electric shower over, wash hand basin with mixer tap over and low level w/c. Tiling to splash back areas. Tiled floor. Central heated towel rail.

BEDROOM TWO 2.92m x 2.77m (9'7 x 9'1)

uPVC double glazed window to front aspect. Single panelled radiator. Built-in cupboard. Dado rail.

BEDROOM THREE 2.82m x 2.67m (9'3 x 8'9)

uPVC double glazed window to rear aspect. Single panelled radiator. Dado rail.

BATHROOM 2.03m x 1.85m (6'8 x 6'1)

Frosted uPVC double glazed window to rear aspect. Suite comprising P-shaped bath with panelling and glass shower screen and mixer tap over, pedestal wash hand basin and low level w/c. Floor to ceiling tiling.

OUTSIDE

FRONT GARDEN

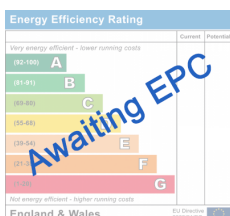
Block paved driveway for at least four cars leading to the front door.

REAR GARDEN

Patio with shingled border. Panelled fence surround.

GARAGE

Up and over door. Power and light connected.



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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