

12 Stanton Avenue, Spinney Hill, Northampton, NN3 6BZ
£250,000 Freehold

Jackson Grundy are proud to offer for sale this well presented and improved two bedroom end of terrace home in the desirable location of Stanton Avenue in Spinney Hill. The home is presented in excellent condition most notably a generous kitchen/dining area and a refitted shower room. In brief the home comprises lounge, kitchen/dining room and utility room to the ground floor, with two double bedrooms to the first floor and a refitted three piece shower room. Outside offers a lawned front garden and a generous and largely lawned garden to the rear and rear access available via a gated alleyway to the rear. EPC: D. Council Tax Band: B. Call now to book your viewing.

**Two Bedrooms | End Of Terrace | Extended to Ground Floor | Generous Kitchen/Dining Room
| Front And Rear Gardens | Excellent Condition**

modern marketing · traditional values

ENTRANCE

uPVC double glazed door to hallway.

HALLWAY

Doors to connecting rooms. Radiator. Stairs rising to first floor landing. Laminate flooring.

LOUNGE 5.05m x 5.72m (15'19 x 12'81)

UPVC double glazed bay window to front elevation. Radiator. Wood laminate flooring.

KITCHEN/BREAKFAST ROOM 4.88m x 4.57m (15'12 x 10'60)

Range of wall and base level kitchen units with roll top work surfaces over. Five ring gas cooker with stainless steel splash back and extractor hood over. Integral appliances including concealed dishwasher. Tiled splash backs. Wood laminate flooring. Stainless steel sink and drainer. Space for white goods. Window to utility and open dining room. Door to understairs cupboard.

DINING ROOM 2.54m x 5.16m (8'04 x 11'71)

Refitted uPVC double glazed window to rear elevation. Wood laminate flooring. Radiator. Door to utility.

UTILITY ROOM 5.03m x 3.43m (11'66 x 5'75)

uPVC double glazed door to rear elevation. Roll top work surfaced with space and plumbing for white goods. Radiator. Wall mounted gas combination boiler. Laminate flooring.

FIRST FLOOR LANDING

Doors to bedrooms and shower room. Hatch to loft.

BEDROOM ONE 5.13m x 6.02m (15'22 x 12'93 into bay)

uPVC double glazed bay window and window to front elevation. Radiator. Laminate flooring.

BEDROOM TWO 4.01m x 5.18m (12'14 max x 9'96)

uPVC double glazed window to rear elevation. Radiator.

SHOWER ROOM 3.68m x 2.97m (7'61 x 4'69)

Three piece suite including shower cubicle, pedestal wash hand basin and low level flush WC. uPVC double glazed window to rear elevation. Aqua plane splash back to shower and tiled splash backs to sink area. Radiator.

OUTSIDE

FRONT GARDEN

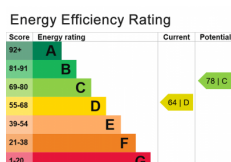
Largely lawned front garden. Enclosed by low level wall and privet hedges. Path to front door. Metal gate to side for rear access.

REAR GARDEN

Largely laid to lawn and bark chippings. Paved patio with some plants and shrubs to borders. Enclosed by timber framed fence and privet hedges. Paved patio to rear with timber shed to hardstanding and timber gate to alleyway.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the 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

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.

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