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## Birkdale Close, Links View, **NN27PD**

£149,000 Maisonette









**Department: Sales** 

Tenure: Leasehold



















### **Property Summary**

Offered for sale with NO UPWARD CHAIN is this spacious two bedroom first floor maisonette, which is situated on a quiet cul-de-sac in the popular Links View area.

### **Features & Utilities**

- ✓ First Floor Maisonette
- ✓ Garage
- ✓ Two Gardens
- ✓ Perfect for First Time Buyer or Investment
- ✓ No Upward Chain
- ✓ Two Bedrooms





### **Property Overview**

Offered for sale with NO UPWARD CHAIN is this spacious two bedroom first floor maisonette, which is situated on a quiet cul-de-sac in the popular Links View area. Accommodation comprises stairs rising to first floor into entrance hall, living room, kitchen, two bedrooms and a three piece bathroom suite. Benefits include front and rear gardens and garage.

#### **ENTRANCE/HALLWAY**

Enter via uPVC door with stairs rising upstairs. Obscure glazed uPVC window to side elevation. Radiator. Storage cupboard. Access to loft space. Doors to connecting rooms.

#### BEDROOM ONE 3.18m x 3.23m (10'5" x 10'7")

uPVC double glazed window to front elevation. Radiator.

#### BEDROOM TWO 2.08m x 3.15m (6'10" x 10'4")

uPVC double glazed window to front elevation. Radiator.

#### **BATHROOM**

Obscure uPVC glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splash back areas.

#### KITCHEN 3.81m x 2.16m (12'6" x 7'1")

uPVC double glazed window to rear elevation. Fitted kitchen comprising a range of base and wall mounted units with roll top work surfaces over. Stainless steel sink and drainer unit. Plumbing for a washing machine. Space for tumble dryer, electric cooker and fridge/freezer. Tiling to splashback areas. Walk in cupboard housing central heating boiler. Built in storage cupboard.

#### LOUNGE/DINER 5.80m x 3.15m (19' x 10'4")

uPVC double glazed window to rear elevation. Radiator.







#### **OUTSIDE**

#### **FRONT GARDEN**

Open plan. Laid to lawn.

#### **GARAGE**

Brick garage with new door.

#### **REAR GARDEN**

Open plan and laid to lawn.

#### **DRAFT DETAILS**

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

#### **LEASEHOLD INFORMATION**

We have been advised of the following: -Service Charge – N/AGround Rent: N/ALength of Lease: 29/9/1971 (189 years)This information would need to be verified by your chosen legal representative.

#### **MATERIAL INFORMATION**

Type - Maisonette

Age/Era - Ask Agent

Tenure - Leasehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band A

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains







Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Garage

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

#### **AGENTS NOTES**

i Viewings by appointment only through us 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.



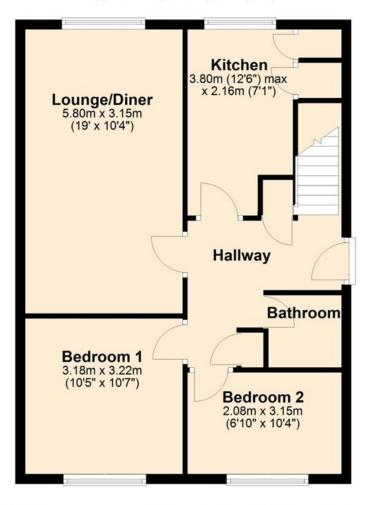




### Floorplan

#### **Ground Floor**

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)









# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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