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Ecton Park Road, Ecton Brook, NN3 5LF

£250,000 Semi-Detached

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well-presented three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular residential area of Ecton Brook, enjoying close proximity to local schools, parks, shops, and excellent road links, making it an ideal choice for families and commuters alike.

Features & Utilities

- ✓ NO CHAIN
- ✓ Well Presented Property
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ Air Source Heat Pump
- ✓ Modern Kitchen
- ✓ Modern Shower Room
- ✓ Semi Detached
- ✓ Excellent Road Links
- ✓ UPVC Double Glazed Windows

Property Overview

A well-presented three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular residential area of Ecton Brook, enjoying close proximity to local schools, parks, shops, and excellent road links, making it an ideal choice for families and commuters alike. The accommodation is thoughtfully laid out and comprises an inviting entrance hall, a bright and spacious lounge that opens into a designated dining area- perfect for both everyday living and entertaining. The modern fitted kitchen features gloss units and ample worktop space, offering a stylish and functional area for cooking and meal preparation. Upstairs, you'll find three well-proportioned bedrooms, along with a contemporary shower room finished with sleek tiling and modern fittings. Externally, the property benefits from front and rear gardens, a driveway providing off-road parking for multiple vehicles, and a single garage offering additional storage or secure parking. Offered for sale with NO CHAIN. EPC Rating: C Council Tax Band: B.

PORCH

Double glazed part obscure glazed entrance door. Radiator. Door to:

LOUNGE 3.12m x 4.37m (10'3" x 14'4")

Double glazed window to front elevation. Radiator. Coving. Staircase rising to first floor landing. Open to:

DINING ROOM 2.99m x 2.20m (9'10" x 7'3")

Double glazed window to rear elevation. Radiator. Coving. Glazed door to kitchen.

KITCHEN 4.03m x 2.07m (13'3" x 6'10")

Double glazed window to rear elevation. Radiator. Wall and base units with work surfaces over. Tiling to splash back areas. Stainless steel sink and drainer with mixer tap. Built in electric oven, hob and cooker hood. Plumbing for washing machine and dishwasher. Built in fridge and freezer. Coving.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Cupboard housing water tank. Doors to:

BEDROOM ONE 2.90m x 2.49m (9'6" x 8'2")

Double glazed window to rear elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.19m x 2.45m (10'6" x 8'0")

Double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM THREE 2.19m x 1.84m (7'2" x 6'0")

Double glazed window to front elevation. Radiator. Built in wardrobes.

SHOWER ROOM

Double glazed obscure window to rear elevation. Suite comprising double shower cubicle, wash hand basin and WC. Tiled walls and floor. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Open plan. Bark chipped bed and slate chipping borders. Driveway providing off road parking leading to:

GARAGE

Up and over door. Power and light. Eaves storage. Heat source pump tank. Courtesy door to garden.

REAR GARDEN

Fully enclosed with fencing. Paved and decked seating areas. Mainly laid to lawn. Heat source pump unit. Outside tap.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band B
EPC Rating – C
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Air Source Heat Pump
Parking – Parking, Driveway, 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

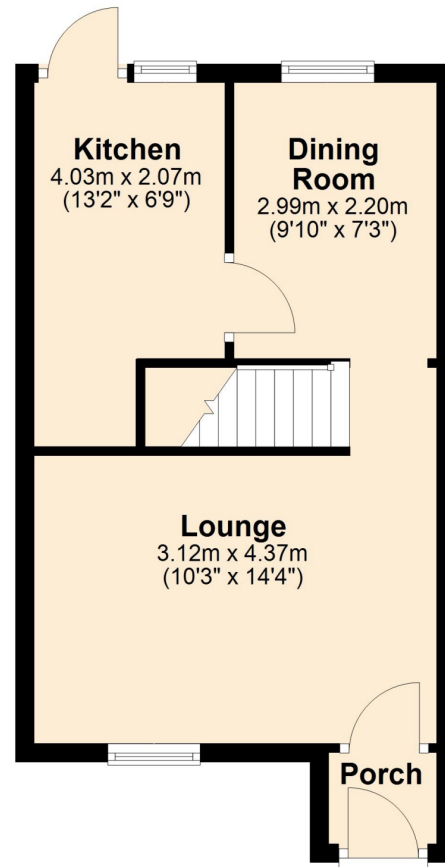
AGENTS NOTES

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

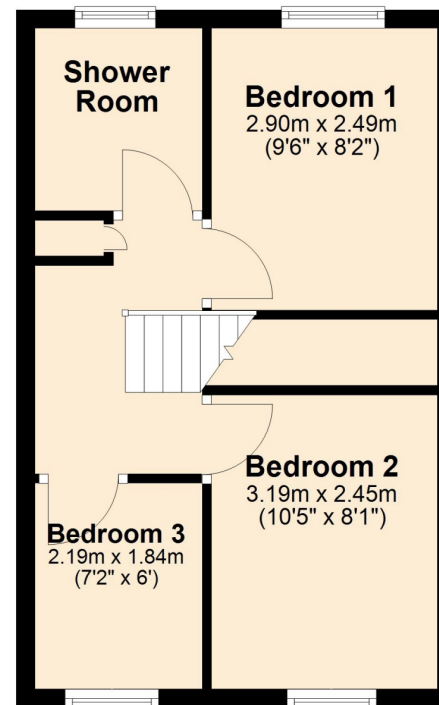
Ground Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 63.5 sq. metres (684.0 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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