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# Teesdale, Southfields, NN3 5DH

£215,000 End of Terrace

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented extended end of terrace property situated on a corner plot.

## Features & Utilities

- ✓ Extended End Of Terrace Property
- ✓ Corner Plot
- ✓ Lounge/Diner
- ✓ Kitchen/Breakfast Room
- ✓ Three Bedrooms
- ✓ Viewing Is Recommended



# Property Overview

A well presented extended end of terrace property situated on a corner plot. The accommodation comprises entrance porch, entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, three bedrooms and a shower room. Outside there are gardens to the front, side and rear. EPC Rating: TBC. Council Tax Band: A

## PORCH

Double glazed part obscure glazed door to side elevation. Double glazed window to front elevation. Cupboard housing meters.

## HALL

Double glazed obscure door. Radiator. Dog leg staircase to first floor landing with cupboard below. Doors to:

## WC

Single glazed obscure window to porch. Radiator. WC and wash hand basin. Fully tiled.

## LOUNGE/DINING ROOM 3.46m x 6.48m (11'4" x 21'3")

Lounge Area: Double glazed window to rear elevation. Two radiators. Leading to: Dining Area: Double glazed French doors to garden. Double glazed window to side elevation. Double glazed Velux window. Radiator.

## KITCHEN/BREAKFAST ROOM 3.45m x 2.63m (11'3" x 8'7")

Double glazed window to front elevation. Heated towel rail. Fitted with a range of wall and base units. Work surfaces. Ceramic sink and drainer with mixer tap. Induction hob and electric oven with filter hood over. Built in slimline dishwasher. Plumbing for washing machine. Space for fridge/freezer.

## FIRST FLOOR LANDING

Airing cupboard. Cupboard housing combination boiler. Doors to:

## BEDROOM ONE 3.47m x 3.53m (11'4" x 11'6")

Double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 3.45m x 2.95m (11'3" x 9'8")**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.99m x 2.67m (9'9" x 8'9")**

Double glazed window to front elevation. Radiator.

### **SHOWER ROOM**

Double glazed obscure double glazed window to side elevation. Heated towel rail. Suite comprising walk in shower cubicle, wash hand basin in vanity unit and WC.

### **OUTSIDE**

#### **FRONT/SIDE GARDENS**

Open plan. Lawned area. Well stocked borders with mature shrubs.

#### **REAR GARDENS**

Fully enclosed with walkway to rear gated access. Paved patio area. Lawned. Well stocked borders with mature shrubs. Outside electric socket. Timber garden shed.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Heating  
Parking – On Street  
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  
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.



# 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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