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# Timken Way South, Duston, NN5 6FE

£189,995 Maisonette

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
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## Property Summary

A well presented two bedroom maisonette with private access and its own balcony, located in the popular residential area of Timken Way South. The property benefits from its own independent entrance, offering a greater sense of privacy and convenience.

Internally, the accommodation is bright and well laid out. The spacious open plan lounge and dining area enjoys plenty of natural light and provides direct access to the balcony, making it ideal for relaxing or entertaining. The fitted kitchen is modern and functional, featuring ample storage and worktop space. There are two well proportioned bedrooms, both neutrally decorated, with the main bedroom offering excellent space for furnishings. The bathroom is finished with a clean, contemporary suite including a shower.

Externally, the private balcony provides a pleasant outdoor seating area, while parking is available nearby.

Additional benefits include gas central heating, double glazing, and useful internal storage.

Conveniently positioned for local amenities and transport links, 34 Timken Way South is an ideal first time buy or investment opportunity. Early viewing is advised.

EPC Rating: C. Council Tax Band: C

We have been advised of the following charges:

£10 pcm to Meedfleet

£16.63 pcm to Kingstone Real Estate.

This information would need to be verified by your chosen legal representative.





# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# 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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