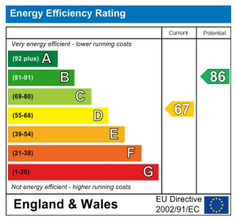
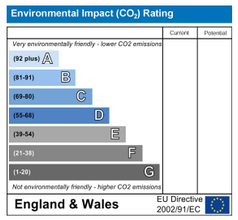


For illustration purposes only - not to scale

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

51 Churchill Avenue, Lakeview, Northampton, NN3 6NY



£229,950 Freehold

A well presented modern three bedroomed end of terrace property situated on a quiet road in the popular residential area of Lakeview. The accommodation comprises entrance porch, entrance hall, lounge, kitchen/diner and to the first floor there are three bedrooms, family bathroom and separate WC. Outside there is a front garden and the rear garden is mainly laid to patio and lawn with a brick outbuilding. The rear garden enjoys a sunny aspect and privacy and the property benefits from newly installed gas radiator central heating, UPVC double glazing and vacant possession with no upper chain.

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ACCOMMODATION

ENTRANCE PORCH
8'2 x 4'6
Enter via a UPVC double glazed front door with obscure glass windows and windows to the side. Door to:-

ENTRANCE HALL
Stairs rising to the first floor and doors leading to:- `

LOUNGE
17'9 x 10'9
UPVC double glazed window to the front and rear and radiator.



KITCHEN/DINER
17'9 x 8'9
Re-fitted range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, grill and extractor, plumbing for washing machine, space for fridge/freezer, space for dining table, radiator and UPVC double glazed windows to the front and rear. A door leads to:-



REAR LOBBY
Storage cupboard and UPVC double glazed door with obscure glass to the rear.

FIRST FLOOR

LANDING
Airing cupboard housing the gas wall mounted combination boiler and doors leading to:-

BEDROOM ONE
11'8 x 9'0
UPVC double glazed window to the front, built in wardrobe and radiator.



BEDROOM TWO
11'0 x 9'0
UPVC double glazed window to the front, built in wardrobe and radiator.



BEDROOM THREE
8'6 x 8'0
UPVC double glazed window to the rear and radiator.

BATHROOM
5'9 x 5'9
Suite comprising panelled bath with Triton shower and glass screen, wash hand basin, tiled splashbacks, radiator and two UPVC double glazed windows to the rear.



SEPARATE WC
Half tiled with WC, radiator and UPVC double glazed window to the rear.

OUTSIDE

FRONT GARDEN
Mainly laid to lawn with mature bushes and tree and pathway to the front door.

REAR GARDEN
The rear garden has a patio area and the remainder of the garden is mainly laid to lawn, a brick built outbuilding and the garden is enclosed by brick walling and wood panel fencing and a pedestrian access gate to the rear. The rear garden enjoys a sunny aspect and privacy.



SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band A

LOCAL AMENITIES
Convenient for access to Northampton University Campuses, Morrisons supermarket and Bradlaugh Fields. At Boothville there is a local newsagents, convenience store, hairdressers and various take aways. There is a further convenience store, off licence and greengrocer located in Booth Lane. Local schooling includes primary schooling at Boothville Primary School in Booth Lane North with secondary schooling at Weston Favell School, Thomas Becket RC Upper School on the Kettering Road North and Northampton School for Girls in Spinney Hill Road.

HOW TO GET THERE
From Northampton town centre take the Wellingborough Road and pass Abington Park on the right hand side and continue along the Wellingborough Road passing The Trumpet public house. At the traffic lights turn left into Booth Lane South and proceed along this road for approximately 1.5 miles and passing Northampton College on the right. Take the second turning on the left into Churchill Avenue where the property can be found half way down on the left hand side.

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For further information on viewing call 01604 230222