



Harlestone road turning right onto Hawksmoor Way. Take the second turning into Montague Crescent where the property can be found on the left hand side.

DOI 0267

# 79 Montague Crescent, Northampton, NN5 7RH



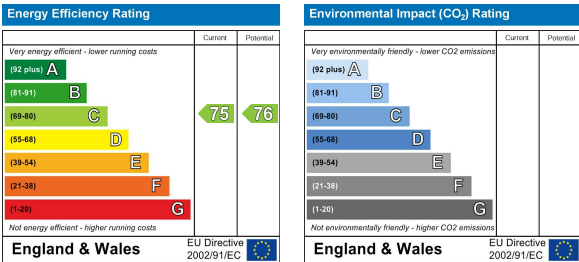
## Asking Price £235,000 Freehold

Situated close to Duston and a wide range of local amenities, this immaculately presented three-bedroom property is ideal for first-time buyers.

The home has been tastefully modernised throughout by the current owners and briefly comprises an entrance hall, a spacious downstairs W.C. with fitted vanity unit, plumbing for a washing machine and storage, and a bright dual-aspect lounge/diner with patio doors opening onto the rear garden. The kitchen is well-appointed, and the first floor offers two generous double bedrooms, a well-proportioned third bedroom, and a modern family bathroom featuring a four-piece suite.

Externally, the property benefits from a low-maintenance front garden laid to lawn with a paved walkway. The rear garden has been attractively landscaped, offering a paved seating area and an artificial lawn, creating an ideal space for relaxing or entertaining.

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## ACCOMMODATION

### ENTRANCE HALL

The entrance hall has stairs rising to the first floor, doors to lounge and to:

### CLOAK ROOM

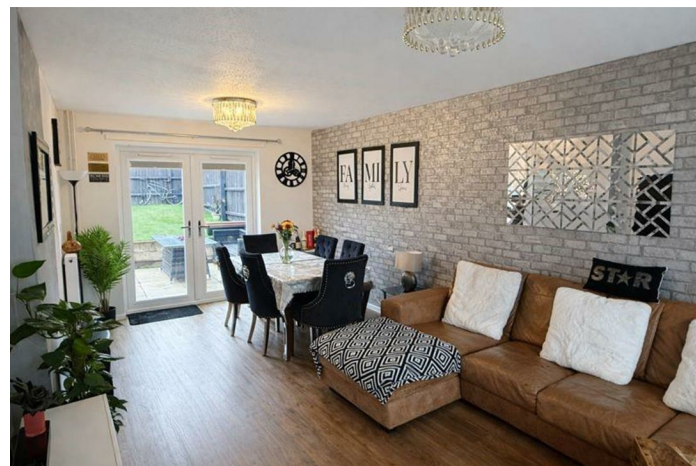
Featuring an obscure UPVC window to the front, low-level W.C., wash hand basin with storage beneath, and space for appliances. Finished with ceramic tiled flooring and walls, a chrome heated towel rail, and a cupboard housing the combination boiler.



### LOUNGE DINER

21'4 x 10'9

A spacious dual-aspect reception room with a UPVC window to the front and UPVC French doors opening onto the rear garden. Finished with LVT flooring and a radiator.



### KITCHEN

11'1 x 8'10

Fitted with a range of wall and base cabinets complemented by roll-top work surfaces and tiled splashbacks. Includes space for various appliances, LVT flooring, a radiator, and a UPVC window overlooking the rear garden.



### BEDROOM ONE

12'3 x 10'3

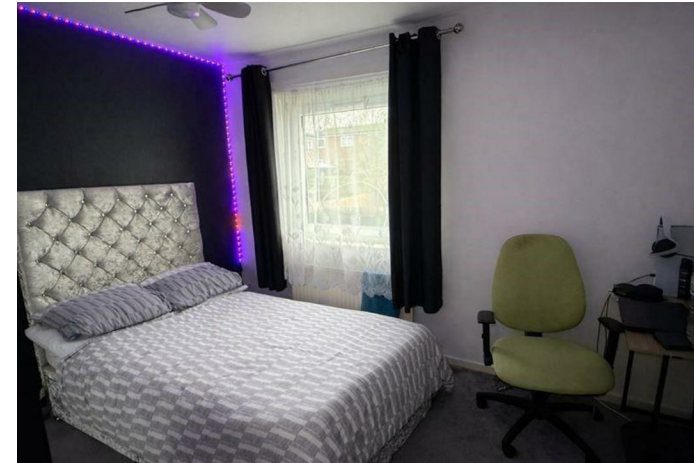
Double bedroom with UPVC window to the rear and radiator.



### BEDROOM TWO

11'4 x 9'4

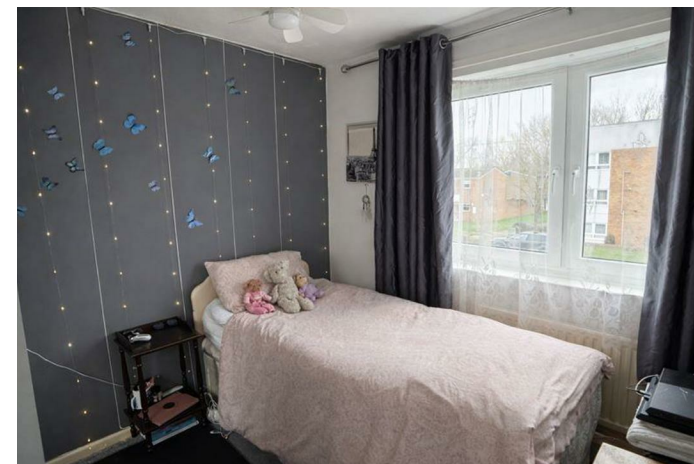
Double bedroom with UPVC window to the rear and radiator.



### BEDROOM THREE

8'10 x 8'7

Well-proportioned bedroom with UPVC window to the front and radiator.



### FAMILY BATHROOM

9'3 x 5'9

Fitted with a panelled bath, separate tiled shower cubicle, low-level W.C., and wash hand basin with storage beneath. Finished with fully tiled walls and flooring, chrome heated towel rail, and obscure UPVC window to the front.



### OUTSIDE

To the front is a lawned area and path leading to front door

### REAR GARDEN

Landscaped to include a paved patio seating area leading to a raised artificial lawn, with additional paved sections. Fully enclosed by timber fencing and benefiting from rear gated access to a communal car park.



### LOCAL AMENITIES

#### SERVICES

All mains services are connected. Heating is via gas radiator system.

#### COUNCIL TAX

Council Tax Band B

#### HOW TO GET THERE

From Northampton Town Centre take the A428 Harlestone Road. Continue past Dallington park and over the round about intersection with Mill Lane. Continue along

For further information on viewing call 01604 230222