



SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

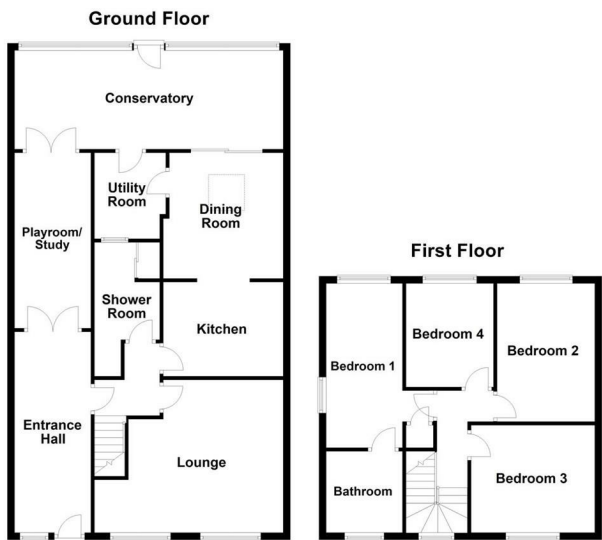
Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

HOW TO GET THERE

From Northampton town centre proceed in a westerly

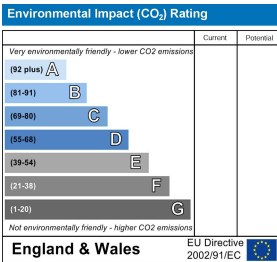
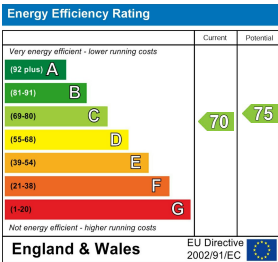
direction along St Peters Way and St James Road, at St James traffic lights turn right onto the Harlestone Road and proceed along this road and across the next roundabout. Upon reaching Duston at the next set of traffic lights turn left into Firsview Drive. Follow this road up the hill and turn right into Grange Avenue where the property can be found on the left hand side.

DOIMB23062025/0101



Not to scale. For illustrative purposes only

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3 Grange Avenue, Duston, Northampton, NN5 6SR



Asking Price £325,000 Freehold

A well extended and spacious mature four double bedroom semi detached property situated in a quiet cul de sac in the popular residential area of Duston. The accommodation comprises entrance hall, cloakroom/shower room, lounge, study/playroom, kitchen, dining room, utility room and conservatory. To the first floor there are four bedrooms with ensuite bathroom to bedroom one. Outside there is a block paved frontage giving off road parking for three to four vehicles and the good size rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.

# 3 Grange Avenue, Duston, Northampton, NN5 6SR

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

19'3 x 7'2

Enter via a UPVC double glazed front door with UPVC double glazed window with obscure glass to the side, shoe cupboard and double glazed door to study/playroom and door to:-

#### INNER HALLWAY

Radiator, stairs to the first floor and doors leading to:-

#### STUDY/PLAYROOM

17'3 x 7'10

Radiator and UPVC double glazed door to conservatory.

#### LOUNGE

17'4 x 14'2

Two UPVC double glazed windows to the front, radiator, electric fire with granite hearth and surround and wooden mantle.



#### CLOAKROOM/SHOWER ROOM

11'11 x 5'7

Comprising WC, wash hand basin, shower cubicle with glass doors, radiator, half tiled, extractor and UPVC double glazed window to the rear.

#### KITCHEN/DINER

21'1 x 11'4

#### KITCHEN AREA

Comprising a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, Rangemaster style cooker, hob and extractor and an archway to:-



#### DINING AREA

Space for table and fridge/freezer, double radiator and double glazed patio doors leading to the conservatory.



#### UTILITY ROOM

7'8 x 5'7

Fitted with a range of base and eye level units, stainless steel sink and drainer, washing machine, UPVC double glazed window and door to:-

#### CONSERVATORY

24'6 x 8'8

A brick based UPVC double glazed conservatory, radiator and doors leading to the garden.

#### FIRST FLOOR

#### LANDING

UPVC double glazed window to the front, loft access to pull down ladder and doors leading to:-

#### BEDROOM ONE

15'0 x 7'3

UPVC double glazed window to the rear and side, radiator and door to:-



#### ENSUITE BATHROOM

7'4 x 7'2

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, chrome wall mounted towel radiator, gas wall mounted combination boiler, tiled splashbacks and UPVC double glazed window to the front.



#### BEDROOM TWO

12'7 x 9'2

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

11'6 x 9'9

UPVC double glazed window to the front and radiator.

#### BEDROOM FOUR

9'8 x 7'9

UPVC double glazed window to the rear and radiator.

#### OUTSIDE

#### FRONT GARDEN

Block paved frontage and driveway giving off road parking for three to four cars.

#### REAR GARDEN

The rear garden has a patio area and the remainder of the good size rear garden is mainly laid to lawn with mature bushes and trees and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and a high degree of privacy.



For further information on viewing call 01604 230222