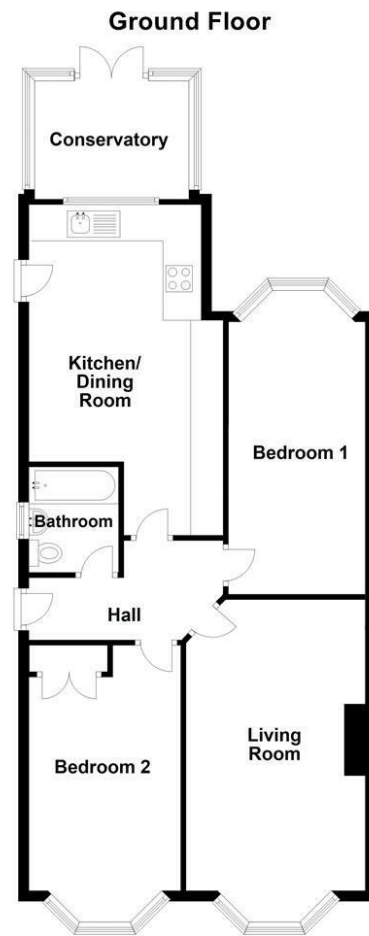


## 35 Crawford Avenue, Duston, Northampton, Northamptonshire, NN5 5PA



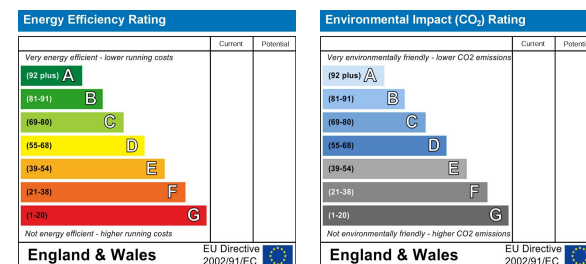
Not to scale. For illustrative purposes only



### Asking Price £250,000 Freehold

A fantastic opportunity to purchase a two bedroomed semi detached bungalow situated in the popular location of Duston, Northampton. The property offers an attractive internal layout with two double bedrooms, lounge, kitchen/breakfast room, family bathroom and conservatory. The property benefits from an attractive sunny rear garden which is mainly laid to paving with off road parking to the front. The property benefits from a replacement combination gas boiler and UPVC glazed windows. The property is offered to the market with no upper chain.

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# 35 Crawford Avenue, Duston, Northampton, Northamptonshire, NN5 5PA

## ACCOMMODATION

### ENTRANCE HALL

12'02 x 4'09

Entered via a part glazed PVCU front door there is access to the loft and doors leading through to:-

### LOUNGE

16'0 x 10'06

A UPVC bay window to the front elevation with radiator below. This room has ceiling pendant and wall lights with carpet fitted, a feature gas fire place with wood surround. TV and telephone points are connected.



### KITCHEN/BREAKFAST ROOM

11'09 x 9'04



### KITCHEN AREA

The kitchen area is fitted with a range of floor and wall mounted storage cabinets with integrated composite sink with chrome tap over, double oven with electric hob and extractor above, space for a washing machine, tumble

dryer and fridge/freezer. There are tiled splashbacks with a window overlooking the conservatory, a door to the side elevation and a breakfast bar.



### BREAKFAST AREA

6'05 x 5'11

Open plan to the kitchen providing a breakfast area with breakfast bar and a tiled floor throughout.

### BEDROOM ONE

14'06 x 9'06

A bay window to the rear elevation with radiator connected and carpet fitted.



### BEDROOM TWO

14'10 x 8'06

A bay window to the front elevation with carpet fitted and integrated wardrobe.

### FAMILY BATHROOM

6'0 x 5'03

With a single casement glazed window to the side

elevation with a suite comprising of bath with power shower over, WC, wash hand basin with tiled walls and a tiled floor.



### CONSERVATORY

9'07 x 7'05

A 180 degree view of the garden with double doors leading to the rear garden and a door to the side elevation.

### OUTSIDE

#### REAR GARDEN

Mainly laid to paving with a border to the side, there is a gravelled area providing hardstanding for a shed and greenhouse. There is pedestrian access to the front.



#### FRONT GARDEN

Off road parking for one vehicle and the paved driveway with a front garden bound by fencing providing space for storage.

## SERVICES

Main drainage, gas, water and electricity are connected.

## COUNCIL TAX

West Northamptonshire Council - Band C

## LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

## HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A5123 and continue to the roundabout and proceed straight over onto the A4500 towards Northampton train station. Upon passing the train station proceed through St James turning right onto the Harlestone Road. Continue over the traffic lights and proceed up the hill towards Dallington Park. Upon approaching the roundabout take the first left onto Bants Lane and turn right continuing along Bants Lane through to Melrose Avenue. Proceed to the end and turn left onto Crawford Avenue where the property can be found on the right hand side.

**DOING23022023/9544**

For further information on viewing call 01604 230222