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# Howarth Way, St Crispin, Northampton, NN5 4AA

£325,000 Semi-Detached

4 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented four bedroom home.

## Features & Utilities

- ✓ Popular St Crispin Location
- ✓ Off Road Parking & Garage
- ✓ Four Bedrom Semi
- ✓ Well Presented
- ✓ Kitchen/Dining Room
- ✓ Top Floor Main Suite



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented four bedroom semi-detached town house in this popular location within St. Crispin. The accommodation comprises entrance hall, kitchen/dining room, W/c, Lounge to the rear. The first floor has three bedrooms and a family bathroom. The top floor has a large main suite with an en-suite shower room. Further benefits include gas central heating, double glazing, single garage and off-road parking. EPC Rating: B. Council Tax Band: D

## ENTRANCE HALL

Composite entrance door. Fitted mat. Radiator. Staircase rising to first floor. Understairs cupboard. Doors to:

## WC

Low level WC and wash hand basin.

## KITCHEN/DINING ROOM 4.35m x 2.80M (14'3 x 9'2)

Box bay window to front elevation. Radiator. Wall and base units. Integrated fridge/freezer, dishwasher and washing machine. Composite one and a half bowl sink with hose style tap. Gas hob with stainless steel splash backs. Chimney style extractor.

## LOUNGE 3.13m x 4.91m (10'3 x 16'1)

uPVC double glazed French doors with inset side window. Two radiators.

## FIRST FLOOR LANDING

Storage cupboard. Staircase to second floor landing. Doors to:

## BEDROOM TWO 4.11m x 2.79m (13'6 x 9'2)

uPVC double glazed window to rear elevation.

## BEDROOM THREE 3.78m x 2.79m (12'5 x 9'2)

uPVC double glazed window to front elevation.

#### **BEDROOM FOUR 2.41m x 2.04m (7'11 x 6'8)**

uPVC double glazed window to rear elevation.

#### **BATHROOM 1.90m x 1.69m (6'3 x 5'6)**

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising pedestal wash hand basin, WC and panelled bath. Tiling to splash back areas. Wood effect flooring. Extractor.

#### **SECOND FLOOR LANDING**

Storage cupboard. Door to:

#### **BEDROOM ONE 6.13m x 3.16m (20'1 x 10'4)**

uPVC double glazed window to front elevation. Two radiators. Velux window to rear elevation. Wardrobe. Door to:

#### **EN-SUITE 2.20m x 2.51m (7'2 x 8'3)**

Velux window to rear elevation. Radiator. Suite comprising low level WC, walk in shower cubicle and pedestal wash hand basin. Tiled floor. Tiling to splash back areas.

#### **OUTSIDE**

##### **FRONT GARDEN**

Parking to side and garage. Side access.

##### **REAR GARDEN**

Panelled fencing with concrete posts. Patio. Side access. Side door to garage.

##### **GARAGE**

Side door. Up and over door. Power and light.

#### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

We have been advised of the following: – Area Management Charge £220 pa to Greenbelt. This information would need to be verified by your chosen legal representative.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

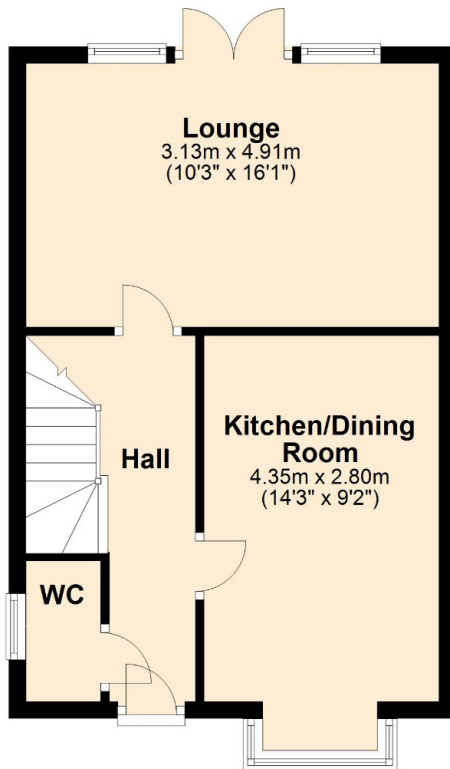
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or

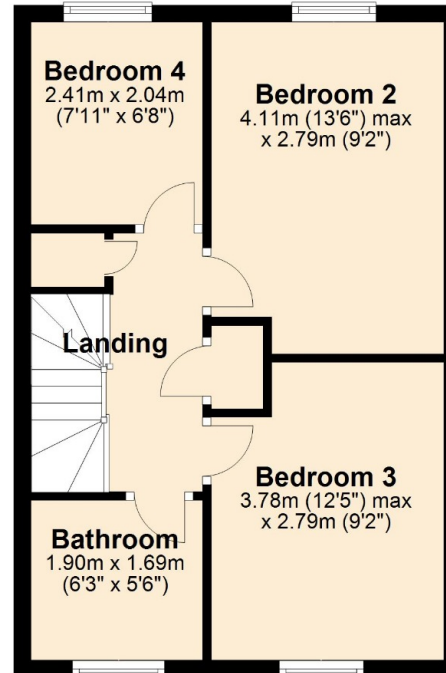
otherwise to this property.

# Floorplan

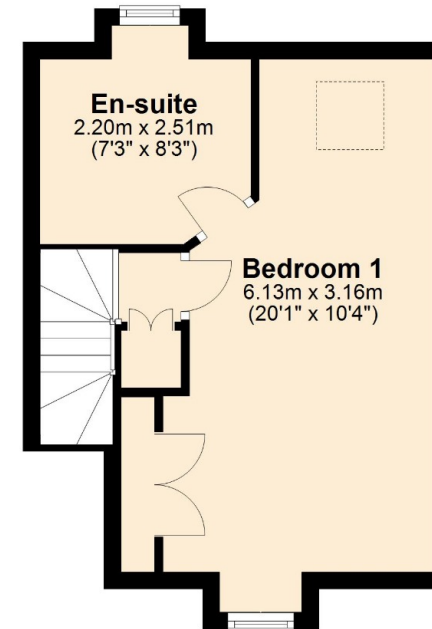
## Ground Floor



## First Floor



## Second Floor





# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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