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Sulgrave Road, Dallington
Northampton
Northamptonshire, NN5 7BL

£220,000 Semi-Detached



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE PLEASED TO OFFER THIS THREE-BEDROOM SEMI-DETACHED HOUSE LOCATED WITHIN A POPULAR DEVELOPMENT, WITH LOCAL AMENITIES NEARBY INCLUDING THE TRAIN STATION. ITS LOCATION OFFERS CONVENIENT ACCESS TO LOCAL SHOPS, SCHOOLS, AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES OR COMMUTERS.

GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM

FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM
- WC

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
-





THE PROPERTY

The property is accessed through a partly glazed front uPVC door into a welcoming entrance hall with a radiator, stairs to the first floor, and a door leading to the lounge. The spacious lounge benefits from a front-facing uPVC window and a double-glazed uPVC patio door to the rear, providing excellent natural light and creating a bright, welcoming atmosphere. There's also a radiator and a door leading to the kitchen/diner. The kitchen is equipped with wall-mounted and base units, work surfaces, tiled splash backs, and a kitchen sink. uPVC windows offer views over the front and rear gardens. Additionally, there's access to a storage cupboard under the stairs.

Upstairs, the landing gives access to three bedrooms, a shower room, a separate WC, and the loft. Bedroom one benefits from double-glazed uPVC windows, two built-in wardrobes, a radiator, and an airing cupboard with the combination boiler. Bedroom two also has double-glazed uPVC windows, a radiator, and storage space. Bedroom three offers a uPVC window and radiator. The shower room is fitted with a double-glazed uPVC window, a shower cubicle, and a pedestal wash hand basin, while the separate WC includes a window and low-level WC.

Externally, the property has a lawned front garden with a path leading to the front door and side access to the rear garden. The rear garden is well-maintained with a shed, a lawn area, and a paved section, providing a lovely outdoor space for relaxation or entertaining.

EPC Rating: TBC. Council Tax Band: B

MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	Ask Agent
Electricity Supply	Ask Agent
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating
Parking	No Parking Available
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

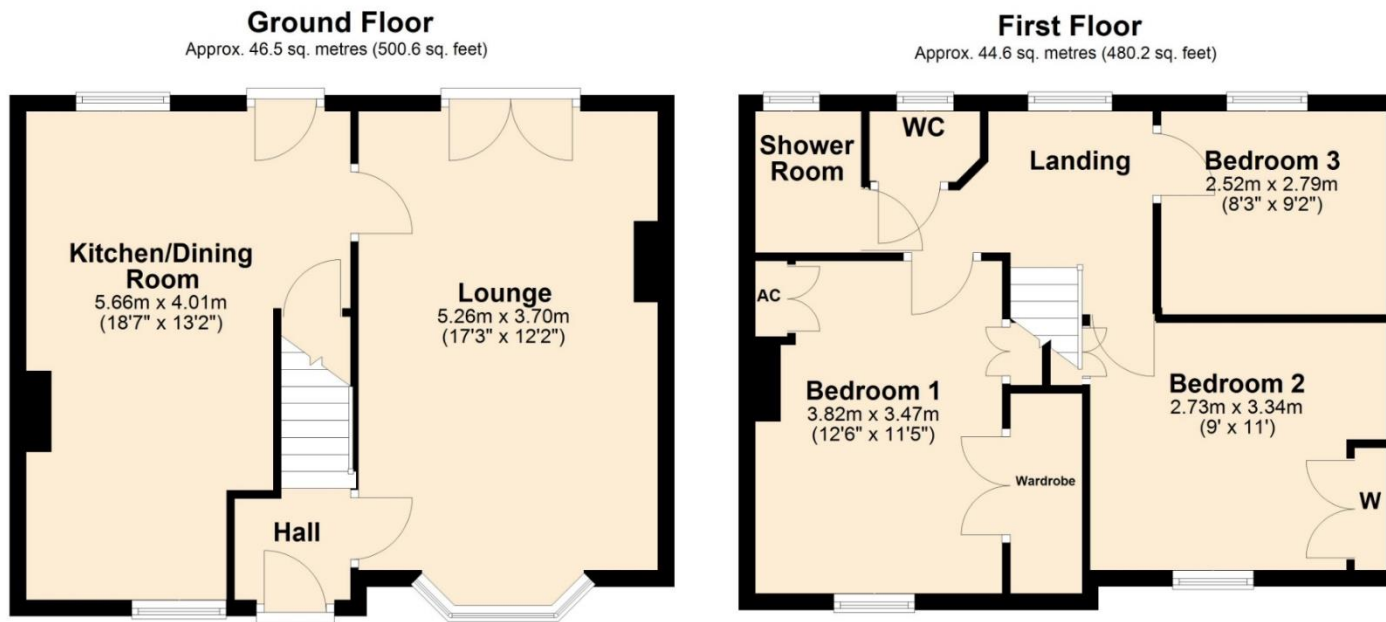
Northampton is a large market town 67 miles northwest of London. One of the UKs largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Total area: approx. 91.1 sq. metres (980.8 sq. feet)