



ELMHURST AVENUE, NORTHAMPTON, NN3
£320,000 FREEHOLD

Winkworth



ELMHURST AVENUE, NORTHAMPTON, NN3

Offered for sale with full vacant possession, is this extended three bedroom semi detached family home, which features a detached double garage to the rear and a southerly facing rear garden. Being located on the border of Spinney Hill and Abington, the property is located within proximity to local amenities such as large Morrisons supermarket, Doctors and Bradlaugh Fields.

- **Three Bedrooms**
- **Full Vacant Possession**
- **Detached Double Garage**
- **Utility Room**
- **Two Bathrooms**
- **uPVC Double Glazed**
- **Gas Heating**
- **Extended to Ground Floor**
- **EPC Rating 'D'**
- **Council Tax Band 'C'**
- **Close to Morrisons Supermarket**



The accommodation briefly comprises, Entrance porch, with stain glass door leading to the main entrance hall. As you step into the entrance hall you are greeted by a fabulous mosaic tiled floor. From the entrance hall, stairs rise to the first floor, Doors from the entrance hall, lead to the principal rooms and a further door provides access to the understairs storage pantry. The front reception room features a square box bay window, with uPVC double glazed windows with stain glass inserts and a feature fireplace with gas fire. The rear reception room has been extended to create a fabulous lounge/dining area with 'French' doors that lead out to the rear garden Further uPVC double glazed windows with stain glass inserts. The kitchen has a range of units at eye and base level with integrated eye level double oven and separate four ring gas hob. From the kitchen a door leads to an inner lobby which feeds into the shower room. The shower room comprises a three piece suite incorporating a shower with wall mounted shower, low flush WC and wash hand basin. From the kitchen a further door leads to a large utility room, with plumbing and space for a washing machine/dishwasher and further space for a tumble dryer. Doors lead out to both the front side path and rear garden.

To the first floor there are three bedrooms and a family bathroom. The landing provides access to the loft via a loft ladder. The loft has been boarded and benefits from having twin Velux style windows. Off the loft room a door leads to a walk in storage area.

The main bedroom features a square bay window to the front aspect with uPVC double glazed windows and stain glass inserts. Bedroom two is set to the rear of the property and benefits from having uPVC double glazed windows with stain glass inserts to the rear aspect. Bedroom three is a single bedroom with a uPVC double glazed window with stain glass inserts to the front aspect. The family bathroom comprises a three piece suite incorporating bath with shower over, wash hand basin, WC, laminate floorboards, fully tiled walls, radiator, and obscure glazed double glazed window with stain glass inserts to the rear aspect.

Externally

The rear garden is fully enclosed with a mixture of fencing and hedgerow. The garden which faces in a southerly direction is mainly laid to lawn with various flower borders and mature shrubs. Abutting the rear of the property there are areas of paving with twin awnings above. At the top of the garden a side door provides access to the detached double garage.

The detached double garage is accessed via a gated rear access road. To access the garage, you enter via double gates, with a parking area in front of the double garage inside the rear gates. The garage has manual up and over doors, power, and light.

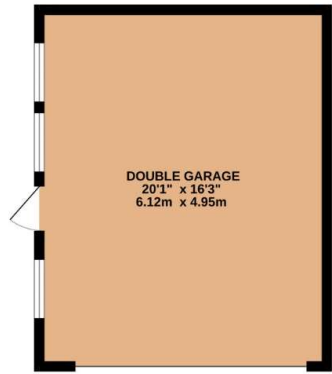
The front garden is set behind a retaining wall and hedgerow enclosed, wooden gate and pathway leading to front door. There is also gated side access.

EPC rating 'D'

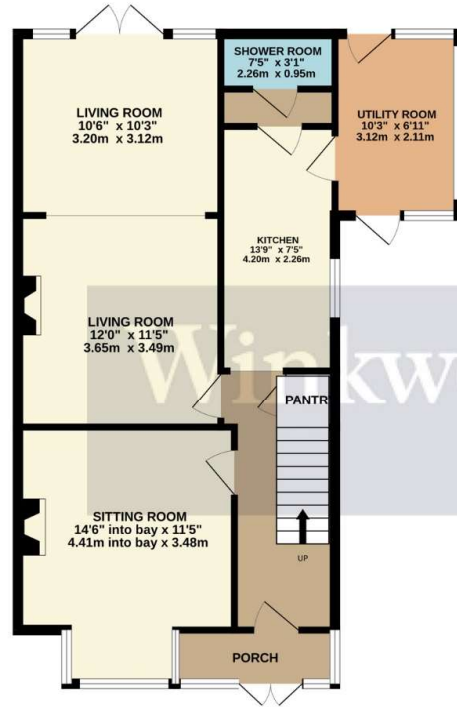
Council Tax Band 'C'



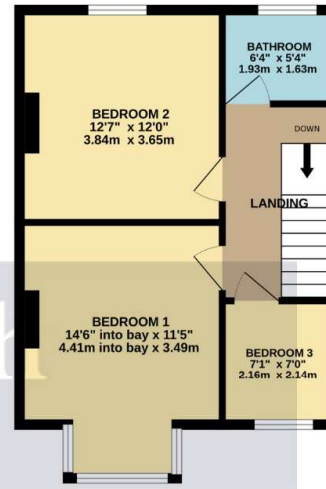
DETACHED DOUBLE GARAGE
326 sq.ft. (30.3 sq.m.) approx.



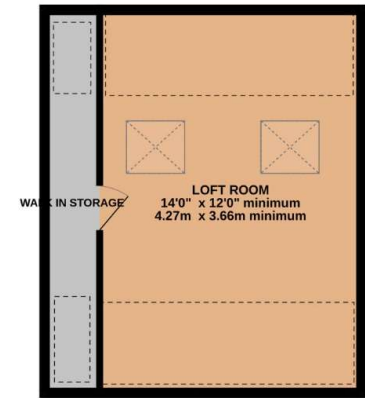
GROUND FLOOR
712 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Northampton | 01604 204455 | northampton@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

