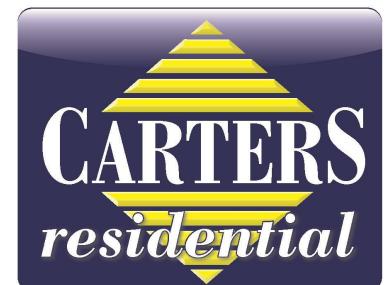




Aintree Avenue, Towcester, NN12 6NR



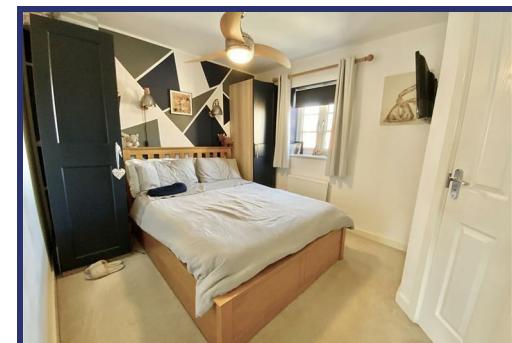
52 Aintree Avenue
Towcester
NN12 6NR

£310,000

A well presented 3 bedroom semi detached house, just a short walk from the children's play area and comfortable walk from the town centre.

The property has accommodation set on two floors comprising an entrance hall, cloakroom, lounge/dining room and a fitted kitchen with appliances. Upstairs there are 3 bedrooms – the master bedroom and en-suite shower room, plus a family bathroom. The property has front and rear gardens and a driveway for at least two cars.

- Semi Detached House
- 3 Bedrooms
- Master Bedroom with En-suite Shower Room
- 2 Bath/ Shower Rooms + Cloakroom
- Kitchen with Appliances
- Lounge/ Dining Room
- Driveway for 2 Cars
- Front & Rear Gardens





Ground Floor

A front door opens to the entrance hall which has stairs to the first floor and doors to all rooms.

The cloakroom has a WC and wash basin.

The lounge/dining room has French doors opening to the rear garden and windows to both the side and rear.

A kitchen has a range of units to floor and wall levels with worktops, one and a half ball sink unit and an integrated electric oven, hob and extractor hood. Freestanding appliances which can remain in required, include a fridge/freezer, washing machine and dishwasher.

First Floor

The landing has access to the loft, an airing cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in wardrobe. An ensuite shower room comprises WC, wash basin and shower cubicle. Window to the front.

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a suite comprising WC, wash basin and a bath with shower over. Window to the side.

Outside

Property has a small front garden and a tarmac driveway to the side providing off-road parking for at least two cars. Gated access to the rear garden.

The rear garden is laid with patio and lawns and enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Note for Purchasers

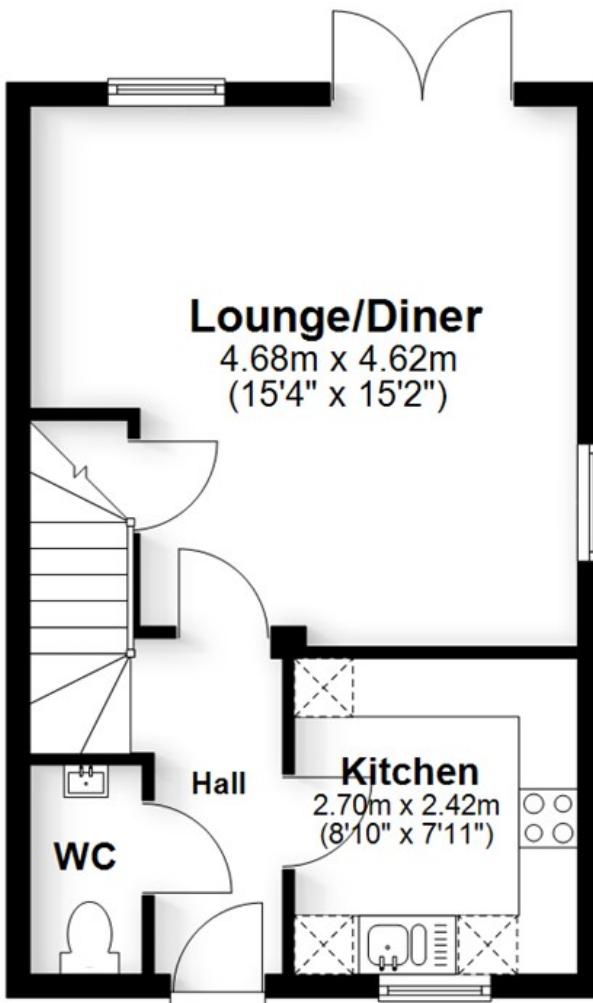
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

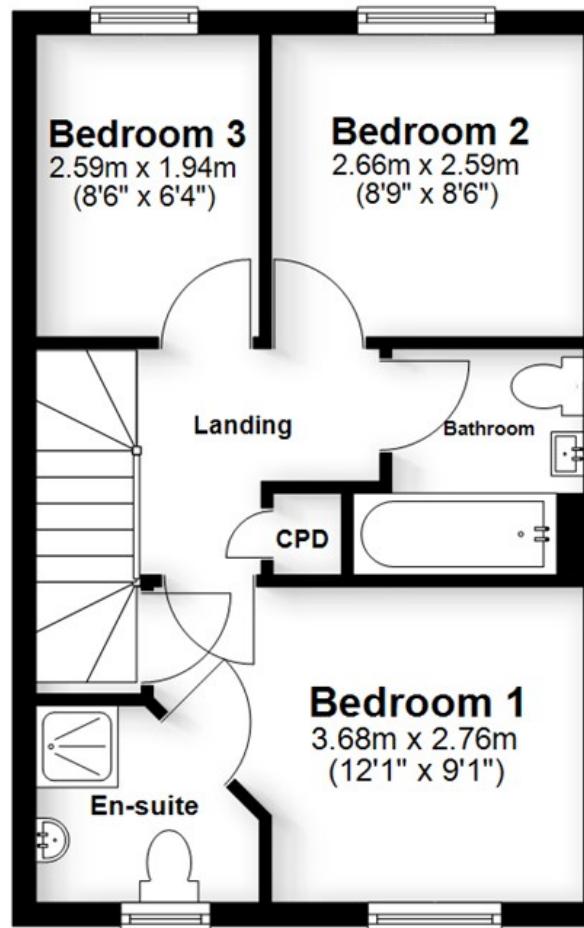
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



Ground Floor

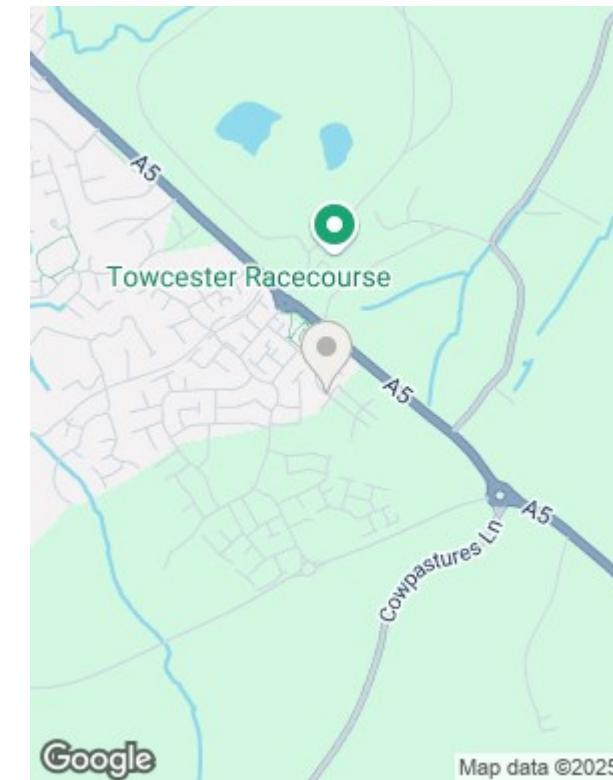


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

