12 Maclean Close
Abington Vale
NORTHAMPTON
NN3 3DJ

£290,000

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- GARAGE AND DRIVE
- MODERNISATION REQUIRED
- NO UPPER CHAIN
- ELEVATED POSITION
- NEAR TO ABINGTON PARK
- ENERGY PERFORMANCE RATING: D

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A modern detached home situated on an elevated plot at the end of a quiet cul-de-sac location near to Abington Park. The property is offered with vacant possession and no upper chain and will require modernisation and updating throughout. The accommodation comprises: an entrance porch, hall, lounge/diner, kitchen and a cloakroom W.C on the ground floor with three bedrooms and a bathroom to the first floor. Benefits include a generous plot with front and rear gardens and a drive with off road parking leading to a garage.

Ground Floor

Entrance Porch
Door and window to the side with a further entrance door to the hall.

Hallway
Stairs to the first floor landing, radiator, under stairs cupboard, doors to the ground floor accommodation.

Lounge/Diner
21'3 x 11'1 (6.48m x 3.38m)
Double glazed bay window to the front elevation, radiator, sliding patio door to the rear garden, television point.

Kitchen
9'7 x 9'2 (2.92m x 2.79m)
Wall and base units, sink drainer, cooker point, plumbing for a washing machine, door to the side and a window to the rear elevation.

Cloakroom W.C.
Fitted with a low level W.C. and a wash basin, window to the side elevation.

First Floor

Landing
Window to the side elevation, loft access, doors to the first floor rooms.

Bedroom One
12'2 x 11'2 (3.71m x 3.40m)
Double glazed window to the rear elevation, radiator.

Bedroom Two
11'2 x 8'11 (3.40m x 2.72m)
Double glazed window to the front elevation, radiator.

Bedroom Three
9'8 x 9'2 (2.95m x 2.79m)
Double glazed window to the rear elevation, radiator.

Bathroom
Fitted with a panel bath, low level W.C. and wash basin, window to the front elevation, airing cupboard housing the boiler.

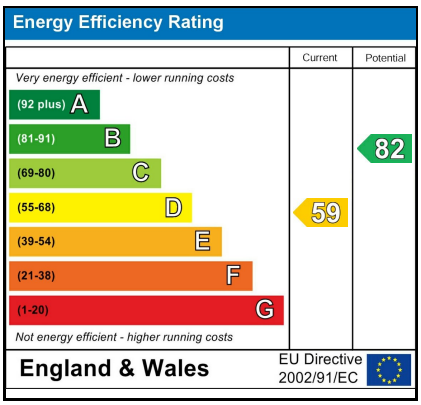
Outside

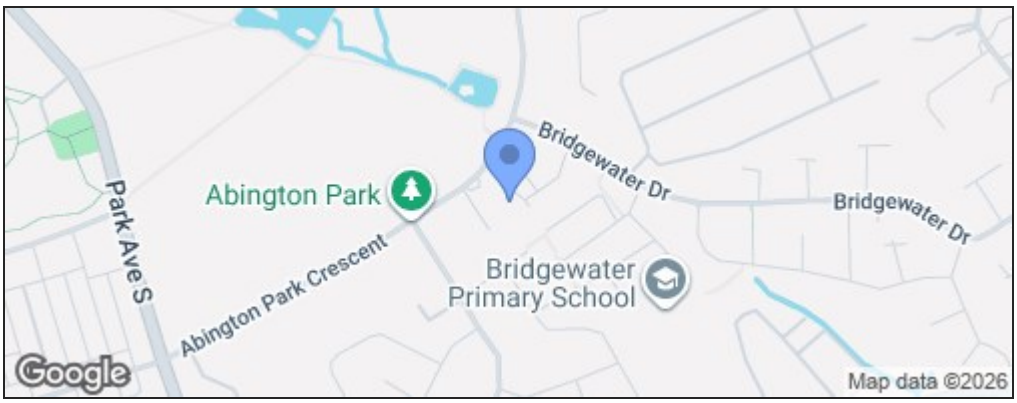
Front Garden
Laid mainly to lawn, path the front porch, side access to the rear garden.

Rear Garden
Laid mainly to lawn, timber fence enclosed, well stocked enclosed flower beds, paved patio.

Drive
Off Road Parking in front of the garage

Garage
Up and over door, courtesy door to the side, power and light connected.





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.