

Rushton Road, Desborough NN14 2RR



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- 2 Bedroom Terrace
- Garage & Parking
- Modern Kitchen
- Enclosed Garden

PRICE
£169,950

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** SEEKING BUY TO LET INVESTORS as current let in place via AST - SPT at £650 pcm (please note images taken from when property was vacant yet Video was on 10 Aug 2021) Very presented by current tenants is this impressive Victorian terrace property with two bedrooms, enclosed garden and Garage. The property has been much improved to include refitted kitchen with built in appliances plus a refitted bathroom suite. the property has many original features such as stripped and stained wooden flooring and doors plus the added benefit of PARKING & GARAGE TO REAR.

ENTRANCE

Enter via stain glass wooden door to front into lounge.

LOUNGE

13'11" plus bay x 10'10". (4.26m plus bay x 3.32m)
13'11" (4.26m) plus bay window x 10'11" (3.32m)

Sealed unit lead paned double glazed bay window to front, original stripped and stained flooring throughout lounge area with additional feature stripped and stained wooden skirting boards, picture rail and ceiling beams, period cast iron open fireplace with ornate wooden surround, and tiled hearth, gas radiator, open plan through to dining room.

DINING ROOM

11'5" x 10'10" (3.48m x 3.32)

Sealed unit lead paned double glazed window to rear, stripped and stained glass paned wooden door leading through to kitchen. Ceramic tile flooring with marble inserts, hand built wooden slat open plan staircase leading to first floor accommodation. Additional feature stripped and stained wooden skirting boards, picture rail, and ceiling beams.

KITCHEN

9'1" x 9'10" (2.77 x 3.00)

Sealed unit lead paned double glazed window to rear, refitted solid oak kitchen units at base and eye level with complimentary marble effect work tops, stainless steel sink and half drainer, feature tiling to water sensitive areas with additional complimentary ceramic tile flooring, built in stainless steel oven with hob and extractor fan, additional built in appliances to include built in washing machine plus built in fridge freezer, wall mounted boiler unit, feature ceiling beams and additional chrome inset spotlights. Gas plinth heater.

CELLAR

Access from under the staircase. Provides additional storage.

LANDING

Stripped and stained original doors to all rooms, stripped and stained flooring with complimentary stripped and stained balustrades, loft access, gas radiator.

BEDROOM 1

11'1" x 11'1" (3.38 x 3.38)

Sealed unit, lead paned double glazed window to front, original stripped and stained flooring and doors, gas radiator.

BEDROOM 2

13'11" max x 8'1" (4.24 max x 2.46)

Sealed unit lead paned double glazed window to rear, original stripped and stained wooden flooring with original stripped and stained door, gas radiator.

BATHROOM

8'0" x 5'9" (2.44 x 1.75)

Sealed unit lead paned double glazed window to rear, refitted with three piece suite comprising panel bath with feature chrome mixer taps and shower attachments and shower screen, low level wc, pedestal wash hand basin, original stripped and stained wooden flooring, gas radiator, tiling to water sensitive areas, chrome spotlights to ceiling plus extractor fan.

REAR GARDEN

Raised slab patio area with retaining brick wall, with steps down to further lawned area comprising of shrub borders, gravel borders accommodating mature trees and borders with path leading down to rear with additional slab patio area, brick built outbuilding providing excellent storage area, with additional path leading to rear, rear gated access to parking and garage.

FRONT GARDEN

Front forecourt with hard standing plus brick retaining wall with additional side access.

PARKING & GARAGE

Off road parking for one vehicle plus additional brick built larger than average garage providing both parking and additional storage area, enclosed rear garden with wooden fence perimeter.

DIRECTIONAL NOTE

Left out the Rothwell office continue on the road to Desborough, proceed on the A6 turning right onto Lower Street, then right again onto Dunkirk Avenue, proceed to the end of the road turn left into Rushton Road, where the property can be located.



call to view 01536 418100

