



22 Milburn Drive | Duston | NN5 4UH



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## Guide Price £289,995

A recently redecorated and refurbished three bedroom terraced house on the edge of Duston. Near to schools and amenities it would be make a great starter home or investment. The house briefly comprises of an entrance hall, guest WC, sitting room and large kitchen diner. The first floor has a master bedroom with ensuite, two further bedrooms and a bathroom. The outside provides gardens to the front and rear, a single garage and off road parking for multiple vehicles. Viewing is advised.

- Three bedroom house
- Single garage
- Brand new kitchen
- Ensuite to master bedroom
- Redecorated & carpeted throughout
- Ideal first time buy

PVCu door leading into

### **Entrance hall**

Radiator, stairs to first floor landing, thermostat, laminate flooring, doors to sitting room and

### **Guest WC**

Comprising of a low level WC and hand wash basin, radiator, tiled flooring, obscured window to the front.

### **Sitting room**

11'4" x 14'6" (3.47 x 4.42)

Window to front, radiator, TV point, Telephone point, laminated flooring, door to

### **Kitchen/diner**

15'1" x 9'10" (4.61 x 3.00)

Refitted with a range of base and eye level units in a white gloss finish with black work surfaces above, one and half bowl stainless steel sink and drainer with mixer tap above, cooker with hob and extractor above, new dishwasher, space and plumbing for washing machine, space for fridge freezer, cupboard housing gas fired boiler, tiling to all splash areas, shelving, door to under stairs pantry with shelving, tiled flooring, window to rear and patio doors to garden.

### **First floor landing**

Loft access hatch, airing cupboard, doors to all principal rooms.

### **Bedroom one**

9'8" x 9'0" (2.97 x 2.75)

Window to front, radiator, built in wardrobes, door to

### **Ensuite**

Fitted with a three piece suite in white comprising of a low level WC, hand wash basin and shower cubicle with thermostatic shower above, tiled splash areas, radiator, obscured window to front.

### **Bedroom two**

8'6" x 8'2" (2.61 x 2.50)

Window to rear, radiator

### **Bedroom three**

6'1" x 9'0" (1.86 x 2.76)

Window to rear, radiator

### **Bathroom**

Three piece suite comprising of low level WC, hand wash basin, panelled bath with shower head mixer tap above, tiling to splash areas, expelair, spotlights, tiled flooring.

### **Outside**

The property is approached via a shared pathway also allowing access to the two adjoining properties, the front garden is laid to artificial turf and is enclosed with low level box hedging, pedestrian access to the garage and rear garden, driveway for multiple vehicles situated immediately in front of garage.

### **Rear garden**

Immediately abutting the rear of the property is a patio area laid to slabs, the remainder of the garden is predominantly laid to lawn with some mature shrubs and trees, shed, power points, outside tap, east facing, the whole is enclosed by a combination of feather board and panelled timber fencing.

### **Garage**

Power and light connected, up and over door, pedestrian door to the side.





