

47, Newington Road Northampton, NN2 7TF

HOWKINS & HARRISON

47, Newington Road
Northampton, NN2 7TF

Guide Price: £210,000

A superbly presented and modernised terrace house positioned on a no through road just off the Harborough Road offered for sale with no upper chain and an ideal first time buy or investment opportunity. Offered with no onwards chain.



Features

- Refurbished and modernised terraced home
- No upper chain
- Lounge and separate dining room
- Stylish refitted kitchen/breakfast room
- Three bedrooms
- Refitted family bathroom
- UPVC double glazing
- Gas radiator central heating
- Enclosed rear garden with covered seating area
- Ideal first-time purchase or investment opportunity





Location

Situated in the popular residential area of Kingsthorpe, the property occupies a convenient position just off Harborough Road, providing easy access to a range of local shops, supermarkets, amenities and everyday facilities.

Northampton town centre is within easy reach, offering a wider selection of shopping, leisure and dining options, while excellent road links provide access to the surrounding areas and major routes including the A508 and A14.









Ground Floor

The accommodation is entered via a UPVC front door into the hallway, where stairs rise to the first-floor landing and modern flooring continues through to both reception rooms. The lounge and separate dining room provide versatile living and entertaining space, with the dining room leading through to the stylishly refitted kitchen/breakfast room. The kitchen is fitted with a contemporary range of cabinets and work surfaces incorporating a sink unit, hob and oven, together with plumbing and space for a washing machine, space for a fridge/freezer and a concealed Glow-worm gas-fired boiler. A UPVC door provides access to the rear garden.

First Floor

The first-floor landing gives access to three bedrooms, offering flexible accommodation for families, couples or those requiring a home office. Completing the accommodation is a refitted family bathroom comprising a wash hand basin, WC and bath with shower over.

Outside

To the rear, the enclosed garden features a covered timber-decked seating area, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

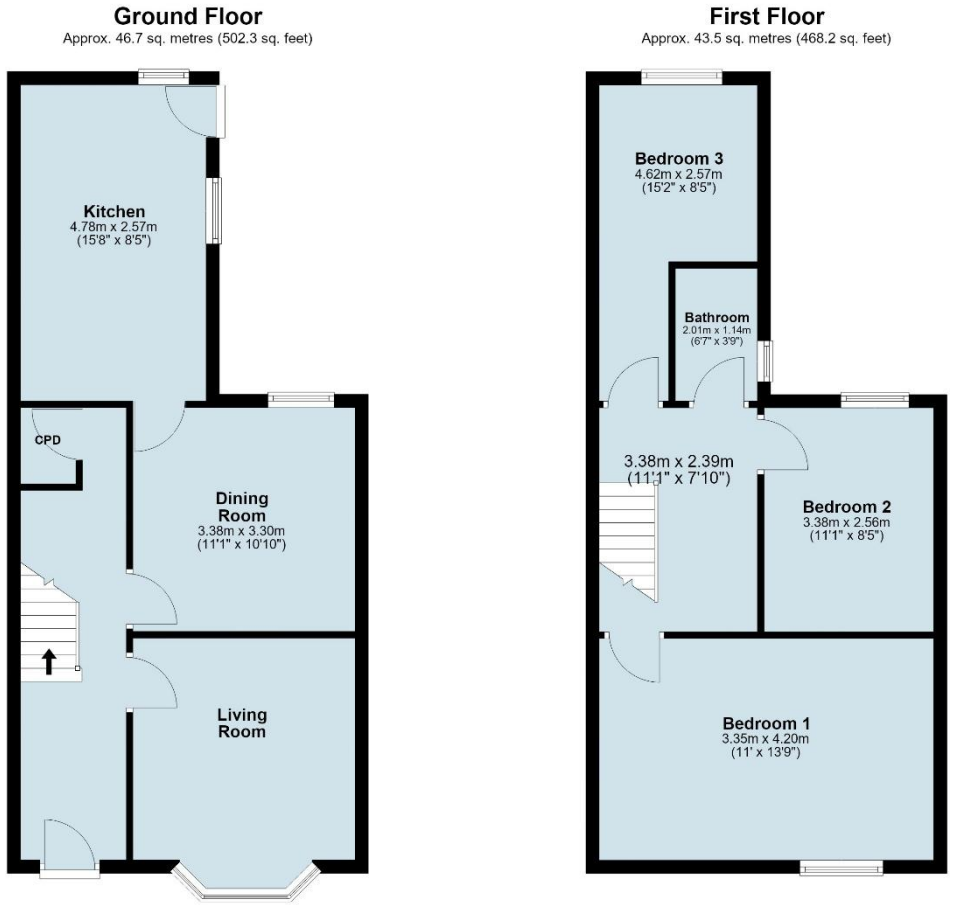
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band-B





Total area: approx. 90.2 sq. metres (970.5 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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