

**29 Stoneyhurst  
Briar Hill  
NORTHAMPTON  
NN4 8SY**

**£240,000**



- MID TERRACE
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- NO CHAIN

- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- COURTYARD GARDEN
- ENERGY EFFICIENCY RATING: C

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A mid terrace, three bedroom house, situated in Briar Hill with easy access to Northampton ring roads. The accommodation comprises in brief: entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. The first floor comprises of the three bedrooms and family bathroom. Additional benefits include gas to radiator heating, double glazing, front and rear gardens.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, laminate flooring, doors to:

### **Lounge**

17'3" x 10'11" (5.28 x 3.34)

Double glazed window to front aspect, patio doors to rear aspect, laminate flooring, radiator.

### **Kitchen/Diner**

17'8" x 8'11" (5.40 x 2.73)

Double glazed windows to front and rear aspects, fitted with a range of wall and base level units, roll edge work surfaces, fitted stainless steel oven, hob and extractor, stainless steel sink and drainer with mixer tap over, radiator, complimentary tiling, wall mounted boiler.

### **Rear Lobby**

Under stairs storage, double glazed door to rear garden.

### **Cloakroom**

Wall mounted sink, low level W/C, complimentary tiling.

## **First Floor**

### **Landing**

Doors to:

### **Bedroom One**

14'4" x 11'5" (4.37 x 3.49)

Double glazed window to front aspect, radiator.

### **Bedroom Two**

11'5" x 8'11" (3.48 x 2.73)

Double glazed window to front aspect, laminate flooring, radiator.

### **Bedroom Three**

11'1" x 5'9" (3.40 x 1.77)

Double glazed window to rear aspect, radiator.

### **Bathroom**

Frosted double glazed window to rear aspect, four piece suite comprising shower cubicle, panel bath, pedestal hand wash basin, low level W/C, complimentary tiling, tiled floor.

## **Externally**

### **Front Garden**

Laid mainly to lawn, path leading to front door.

### **Rear Garden**

Enclosed by wooden panel fencing, gated rear access, patio and lawn areas.

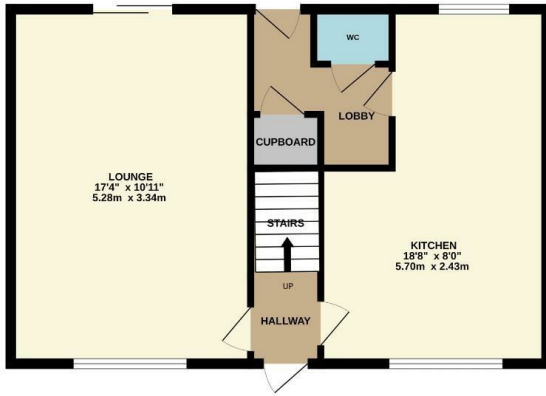
## **Agents Notes**

Local Authority: West Northamptonshire  
Council Tax Band: A

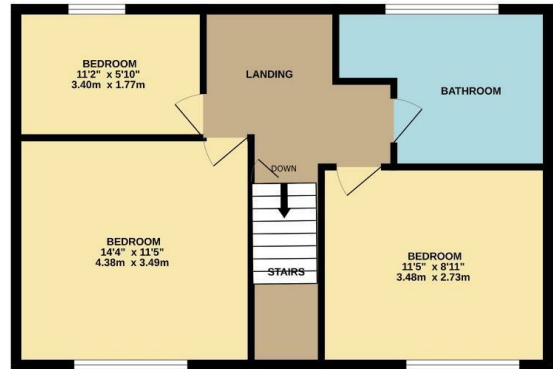




GROUND FLOOR

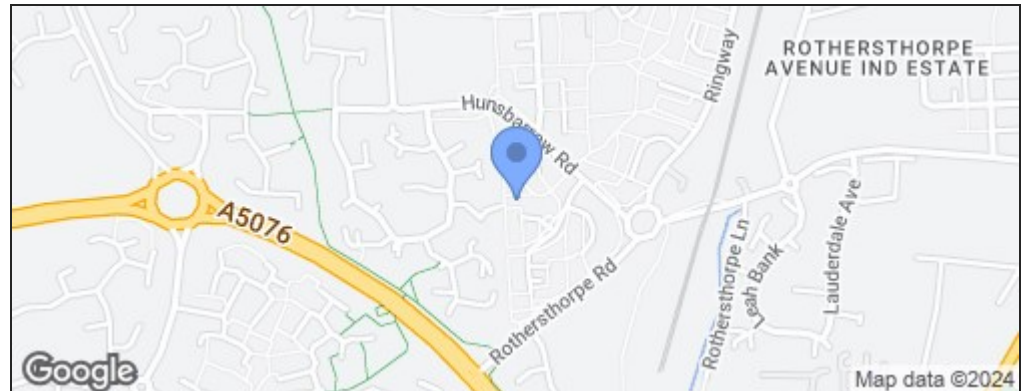


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.