

141 Beech Avenue

**NORTHAMPTON
NN3 2LE**

£345,000



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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Beech Avenue in Northampton, this delightful end-terrace house offers a perfect blend of character and modern living. With its older architecture, the property exudes a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. The well-presented interiors are complemented by natural light, creating a welcoming environment throughout.

The house boasts four bedrooms, including a unique cellar conversion that can serve as either a fourth bedroom or an additional reception room. This flexible space is perfect for accommodating guests or creating a private study, catering to the needs of modern living.

The property features a well-appointed bathroom, ensuring convenience for the entire household. Outside, there is a single garage, adding to the practicality of this charming residence.

Beech Avenue is a sought-after location, providing easy access to local amenities, schools, and parks, making it an excellent choice for families. This home is not just a property; it is a place where memories can be made. If you are seeking a well-presented, spacious home in a desirable area, this end-terrace house is certainly worth considering.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, stripped flooring, lead window to front, radiator, doors to:

Lounge

12'7" x 14'4" (3.86 x 4.38)

Feature fireplace with solid fuel burner, TV point, stripped wooden flooring, wall radiator, uPVC double glazed window to front.

Dining Room

12'3" x 11'2" (3.74 x 3.42)

Radiator, stripped wooden flooring, uPVC double glazed French door to rear.

Kitchen

14'0" x 8'7" (4.28 x 2.62)

Fitted kitchen comprising Belfast style sink unit with cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, electric double oven, Quarry style tiled flooring, wall radiator, uPVC double glazed windows to side and rear, uPVC door out to garden, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, tiled splash areas and flooring, heated towel rail, uPVC double glazed window to rear.

Basement Level

Utility Room/Home Office

15'2" x 6'7" (4.63 x 2.01)

Utility area comprises sink unit with base cupboards below, worktops above, plumbing for washing machine and space for dryer.

Office area with radiator, stairs leading to ground floor, door to:

Bedroom Four/Reception Room

13'5" x 12'3" (4.11 x 3.74)

Radiator, uPVC double glazed window/firs exit to front.

First Floor

First Floor Landing

Stain glass lead lined window to side, access to loft, doors to:

Bedroom One

14'4" x 11'4" (4.39 x 3.46)

Solid wooden (Parquet Style) flooring, fitted wardrobes, radiator, uPVC double glazed window to front.

Bedroom Two

12'5" x 11'5" (3.80 x 3.48)

Radiator, fitted wardrobes, uPVC double glazed window to rear.

Bedroom Three

9'6" x 8'7" (2.90 x 2.62)

Radiator, wardrobe, uPVC Double glazed window to front.

Bathroom

8'7" x 6'9" (2.64 x 2.08)

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, heated towel rail, uPVC double glazed window to rear.

Externally

Front Garden

Surrounded by brick built wall, timber gate with pathway to front door, laid with gravel, flower and shrubs.

Rear Garden

Paved patio area, steps down to lawn, pathway to rear of garage, side access.

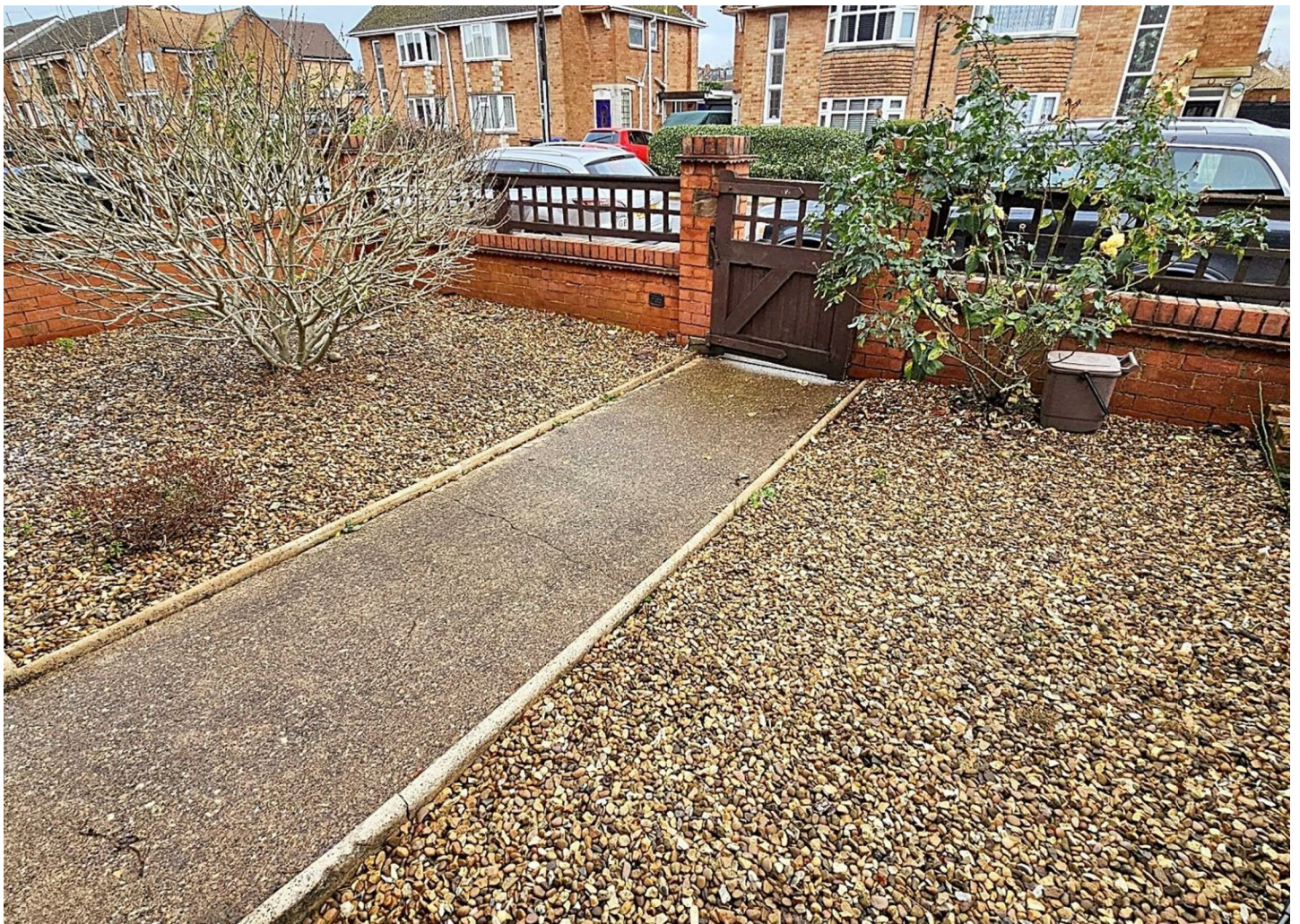
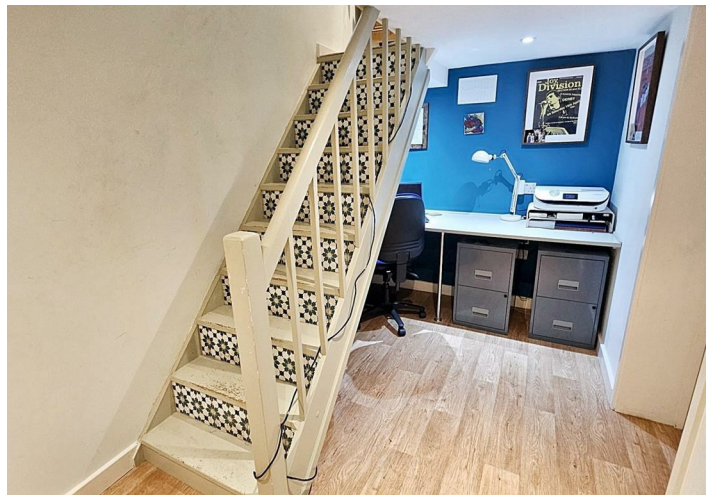
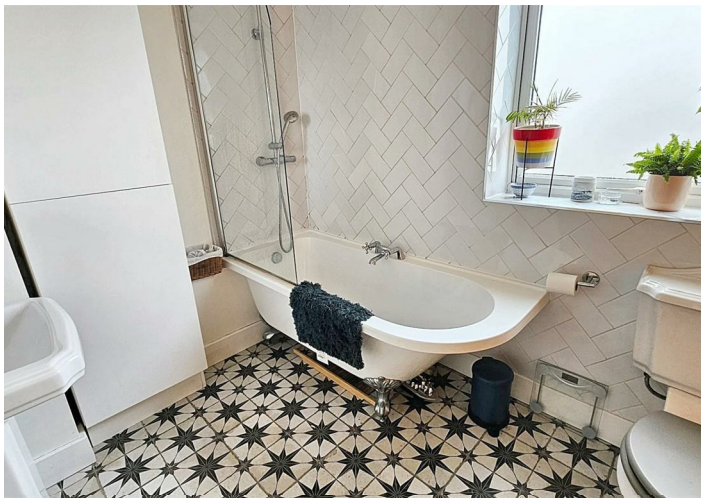
Garage

Single garage with up and over doors, power and lighting connected, access via service road to the rear.

Agents Notes

West Northamptonshire Council Band: TBC





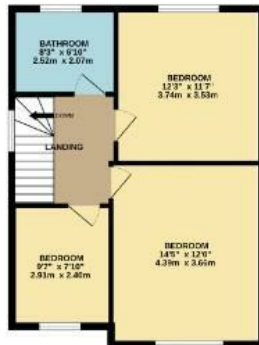
BASMENT
270 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.

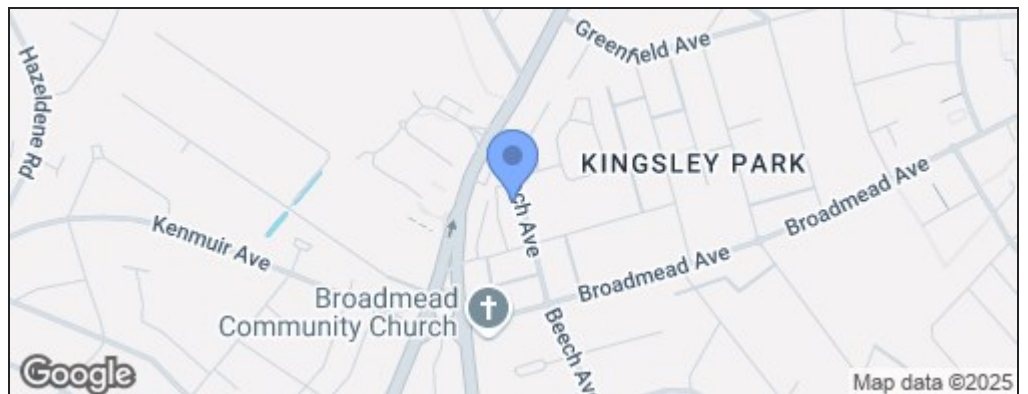


TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.