

**12 Irondale Close
Danefield
NORTHAMPTON
NN4 8TU**

No Onward Chain



- **NO UPPER CHAIN**
- **TWO BEDROOMS**
- **REFITTED SHOWER ROOM**
- **RADIATOR HEATING**

- **MODERNISED AND UPDATED**
- **REFITTED KITCHEN**
- **DOUBLE GLAZING**
- **ENERGY PERFORMANCE RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with vacant possession and no upper chain, this modernised and updated, two bedroom bungalow is set in a quiet cul-de-sac location to the south of Northampton Town centre, near to the Danes Camp Way ring road. The accommodation comprises; an entrance hall, refitted kitchen, large lounge/diner, two bedrooms and a refitted shower room. The property has recently undergone a refurbishment which included a total redecoration as well having had new carpets and flooring fitted. Further benefits include uPVC double glazing and a gas fired radiator heating system. There is off road parking to the gravelled frontage and to the side, a drive with double gated access leads to a generous rear garden.

Entrance Hall

Entered via a uPVC panelled door set in a storm porch, vinyl flooring, loft access, doors to the main accommodation, airing cupboard, vinyl flooring.

Kitchen

12'2 x 6'11 (3.71m x 2.11m)

Refitted in a modern range of wall and base level units with complementary work surfaces and tiling to splash back areas, integrated electric oven and hob with an extractor hood over, plumbing for a washing machine, space for an upright fridge freezer, space for a breakfast table and chairs, double glazed window to the front elevation, vinyl flooring.

Lounge/Diner

15'10 x 10'0 (4.83m x 3.05m)

Double glazed sliding patio doors to the rear elevation, radiator, television point, wall mounted electric fire.

Bedroom One

12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to the rear elevation, radiator.

Bedroom Two

8'6 x 8'6 (2.59m x 2.59m)

Double glazed window to the front elevation, radiator.

Shower Room

Refitted with a modern suite comprising a tiled shower cubicle, vanity unit with wash basin and a low level W.C. Double glazed window to the side elevation, radiator, tiled walls and flooring.

Front Garden

Laid mainly to gravelled areas which increase off road parking.

Rear Garden

Paved patio area, lawn area, now gravelled for low maintenance, well stocked enclosed flower beds to the borders and maturing shrubs. Off road parking behind double gates.

Drive

A drive to the side provides off road parking leading to the rear garden.

Agents Notes:

Energy Performance Rating: D

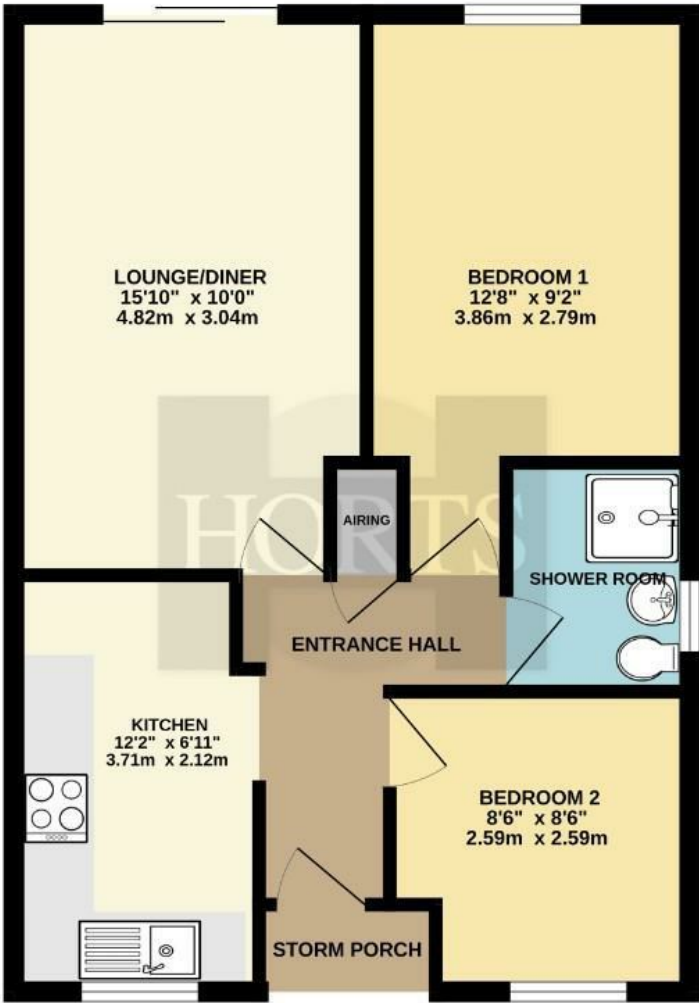
Local Authority West Northants.

Council Tax Band B.



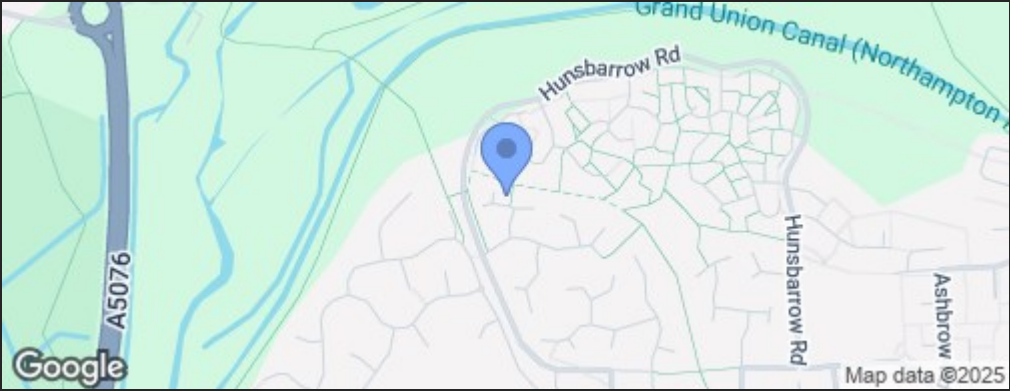


GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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	67	86
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.