

14 Emperor Crescent

**NORTHAMPTON
NN4 9FA**

£325,000



- SEMI DETACHED
- FOUR BEDROOM
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

- THREE STOREY
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- ELECTRIC GATED SECURE PARKING

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, four bedroom, three storey semi detached town house situated in the popular area of Pineham Locks. The accommodation comprises in brief: entrance hall, cloakroom, kitchen/breakfast room and lounge to the ground floor. The first floor comprises of two bedrooms and family bathroom with the master bedroom, with en suite, to the second floor and a further bedroom. Additional benefits include UPVC double glazing, gas radiator central heating and allocated off road parking for two cars via secure electric gated car park.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, radiator, tiled flooring, understairs storage cupboard, door to,

Kitchen/Breakfast Room

12'7" x 8'10" (3.85 x 2.70)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, built in washer/dryer, dishwasher and fridge/freezer, fitted gas hob with extractor fan above, electric double oven, radiator, UPVC double glazed window to front.

Cloakroom

Suite comprising low level W/C, hand wash basin, radiator, tiled flooring, tiled splash areas.

Lounge

14'1" x 12'9" (4.30 x 3.89)

Laminate flooring, radiator, UPVC double glazed window and French doors to rear.

First Floor

Landing

Stairs leading to second floor landing, radiator, UPVC double glazed window to front, doors to:

Bedroom Two

13'11" x 12'7" (4.25 x 3.85)

Radiator, TV point, UPVC double glazed window to rear.

Bedroom Four

9'10" x 7'1" (3.02 x 2.17)

Radiator, UPVC double glazed window to front.

Family Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail.

Second Floor

Landing

Radiator, airing cupboard, doors to:

Bedroom One

12'9" x 13'11" (3.90 x 4.26)

Radiator, UPVC double glazed window to rear, door to:

En Suite

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level W/C, heated towel rail.

Bedroom Three

Externally

Front Garden

Laid to lawn, tarmac drive way with further off road parking, electric gate access to secure parking, two allocated parking spaces.

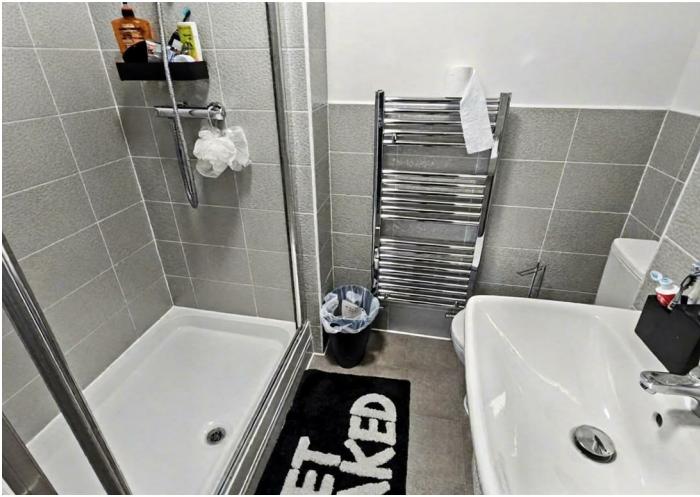
Rear Garden

Patio area leading to lawn.

Agents Notes

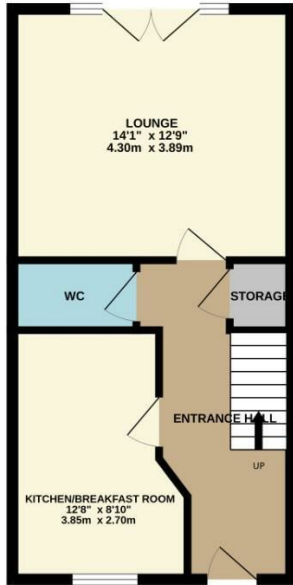
Council Tax Band: D

Management Fee £440 per year for maintenance of roads, street lights and communal green areas.

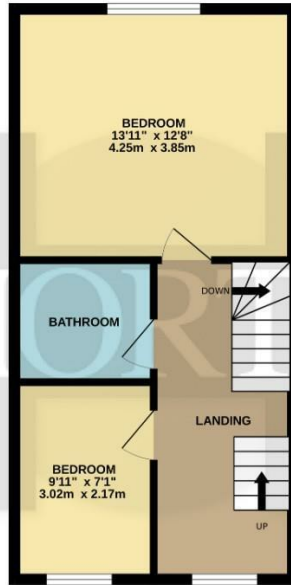




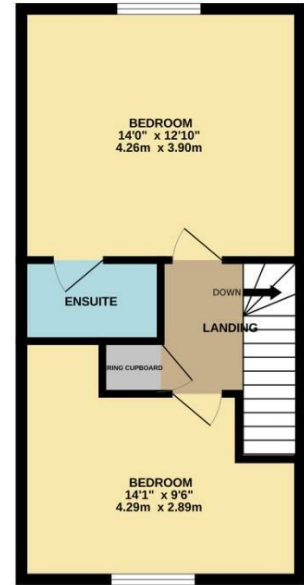
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



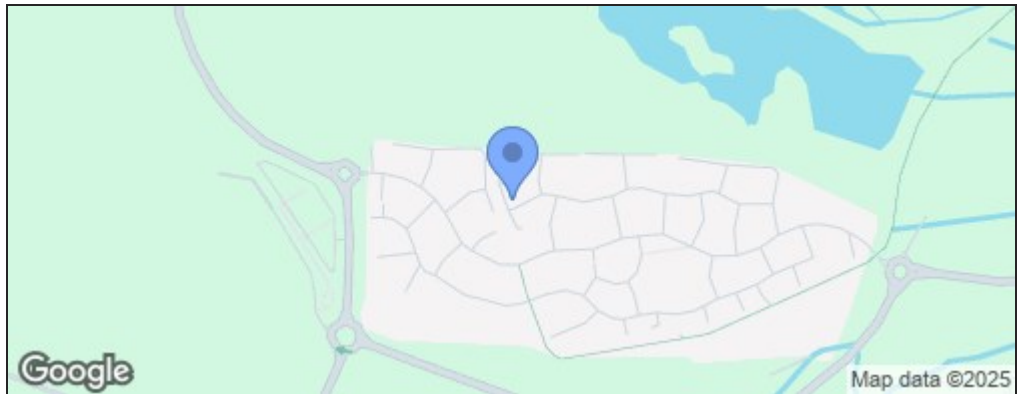
2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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		94
(81-91) B	84	
(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.