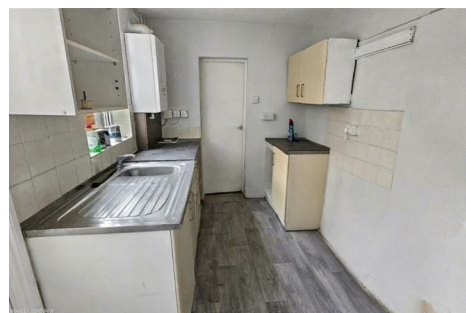


59 Stanley Street

**NORTHAMPTON
NN2 6DD**

£162,500



- **VICTORIAN**
- **TWO BEDROOMS**
- **GAS TO RADIATOR HEATING**

- **MID TERRACE**
- **VACANT**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian, two bedroom mid terrace property, situated close to Northampton Town Centre and Train Station. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, cloakroom, two bedrooms and bathroom. Additional benefits include gas to radiator heating, part glazing where specified and small rear garden.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, doors to:

Lounge

22'6" x 10'0" (6.87 x 3.07)

Radiator, feature fireplace, window to front and rear.

Kitchen

10'3" x 7'0" (3.13 x 2.14)

Comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, cooker point, boiler, UPVC double glazed window to side.

Cloakroom

Suite comprising low level W/C, window to rear, plumbing and space for washing machine.

First Floor

Landing

Access to loft, doors to:

Bedroom One

13'3" x 10'5" (4.05 x 3.18)

Radiator, window to front.

Bedroom Two

11'5" x 7'9" (3.49 x 2.37)

Radiator, UPVC double glazed window to rear.

Bathroom

10'2" x 6'10" (3.12 x 2.10)

Suite comprising bath unit, hand wash basin, low level W/C, tiled splash areas, window to rear.

Externally

Rear Garden

Paved patio area leading to lawn.

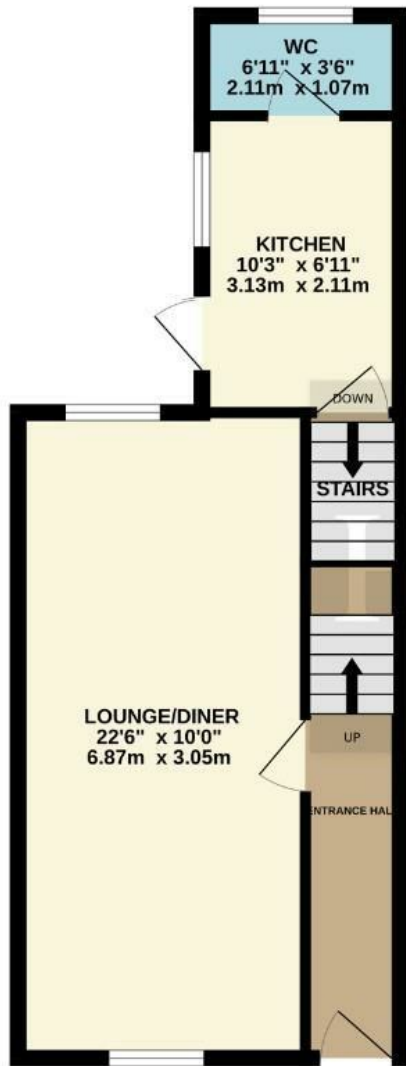
Agents Notes

Council Tax Band: A



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

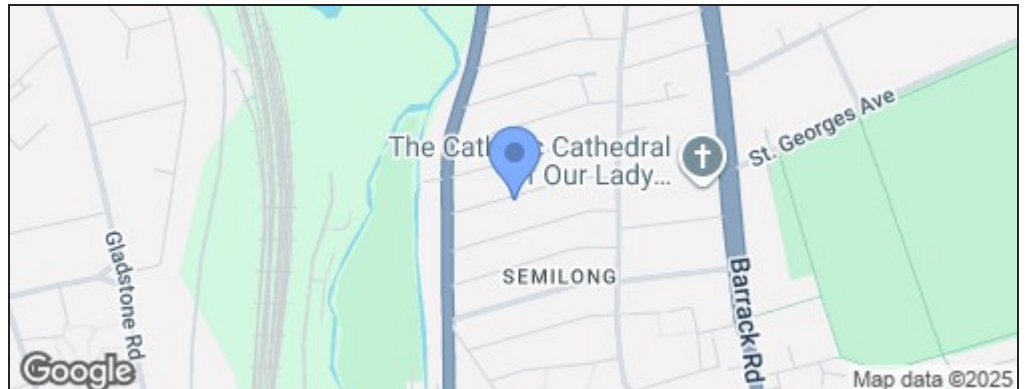
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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		74
(55-68) D	57	
(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.