

**5 Irons Road
Harlestone Manor
NORTHAMPTON
NN5 6WL**

£310,000



- **THREE STOREY TOWNHOUSE**
- **DRIVEWAY & GARAGE**
- **EN-SUITE TO BEDROOM ONE**
- **NO ONWARD CHAIN**
- **DOUBLE GLAZING**

- **THREE DOUBLE BEDROOMS**
- **FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

This three storey townhouse, set within a sought after development near to Harlestone Firs, offers well presented and versatile accommodation. The ground floor features an entrance hall, a convenient cloakroom, a modern fitted kitchen, and a spacious lounge/diner with access to the rear garden.

The first floor provides two double bedrooms along with a contemporary family bathroom. Occupying the entire second floor is a superb master suite, complete with a sizeable bedroom and private en-suite shower room.

Outside, the property benefits from a landscaped rear garden, a driveway, and a garage. Additional features include double glazing throughout and gas radiator heating.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, doors to cloakroom, kitchen and lounge.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink.

Kitchen

8'4" x 10'9" (2.56 x 3.28)

Fitted with a range of wall and base level units with work surface over, stainless steel sink and drainer unit with mixer tap over, gas hob with extractor hood over, built in electric oven, built in dishwasher and washing machine, space for fridge/freezer, tiled splash backs, window to front aspect.

Lounge

14'7" max x 15'6" (4.46 max x 4.73)

Under stairs storage cupboard, sliding patio doors leading to rear garden, space for dining table.

First Floor

Landing

Built in storage cupboard, door to inner hallway with stairs rising to second floor.

Bedroom Two

13'3" x 9'0" (4.06 x 2.76)

Window to front aspect.

Bedroom Three

12'2" x 8'8" (3.73 x 2.65)

Window to rear aspect.

Bathroom

Fitted with a four piece suite comprising low level WC, panelled bath, pedestal sink, shower cubicle with fitted shower over, tiled splash backs, window to front aspect, extractor fan.

Second Floor

Bedroom One

Two skylight windows to rear aspect, window to front aspect, fitted wardrobes, door to en-suite.

En-Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, double shower cubicle with fitted shower over, tiled splashbacks, tiled flooring, extractor fan, electric shaver point.

Externally**Front Garden**

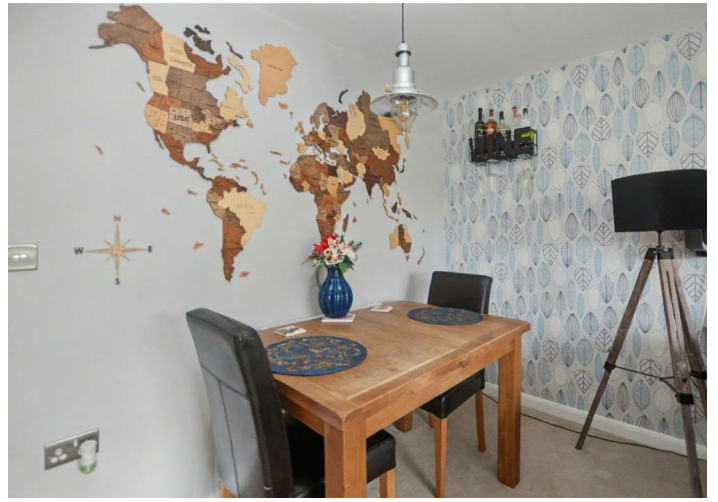
Small area to front laid to gravel and established plants, pathway to front door, driveway to the side of the property.

Rear Garden

Laid to patio and artificial lawn, enclosed by timber fencing, gated access to garage.

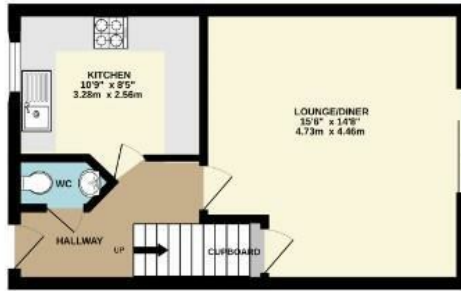
Agents Notes

Council Tax Band: D

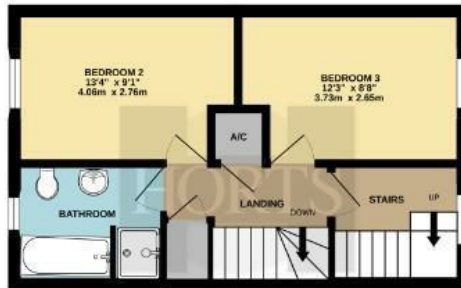




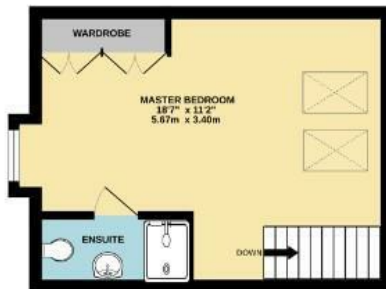
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



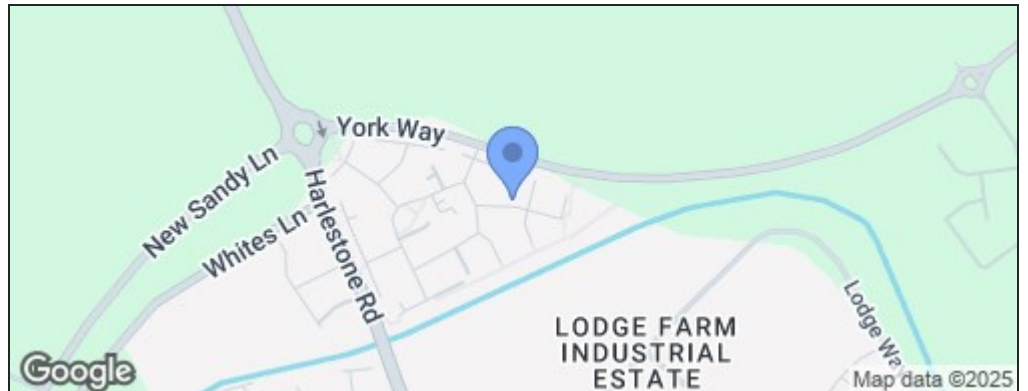
2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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		82 91
(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.