



### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

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	




**Bedroom**  
11'0" x 9'10"  
3.28 x 3.02 m

**Living Room**  
11'0" x 10'3"  
3.45 x 3.14 m

**Kitchen**  
10'0" x 7'7"  
3.14 x 2.31 m

**Bathroom**  
5'0" x 6'9"  
1.64 x 2.07 m

Approximate total area<sup>(1)</sup>  
336.16 ft<sup>2</sup>  
31.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



## 113 Stanley Road, Northampton, NN5 5EH

Offers in the region of £234,995

- INVESTMENT OPPORTUNITY
- THREE DOUBLE BEDROOMS
- PARKING AT REAR FOR SEVERAL CARS
- NO UPPER CHAIN
- LOCATED NEAR TRAIN STATION
- RENTS FOR £1450 PM
- CLOSE PROXIMITY TO TOWN CENTRE

# 113 Stanley Road, Northampton NN5 5EH

A lovely property located on Stanley Road in Northampton!

This house has three double bedrooms, making it perfect for a growing family or those in need of extra space. The property features a spacious living room, ideal for relaxing and entertaining guests, with a conveniently located kitchen next to it, making meal preparation a breeze.

The refitted kitchen adds a modern touch to the home, providing a stylish and functional space for cooking and dining. With 926 square feet of living space, there is plenty of room to make this house your own and create lasting memories.

Also quite close to the Northampton Train Station, which can get you to London, Birmingham etc. It is also close to the Town Centre which can be very helpful for most people.

Whether you are looking to settle down in a new home or seeking an investment opportunity, this property is sure to meet your needs. Don't miss out on the chance to own a piece of Northampton with this fantastic house on Stanley Road.



Council Tax Band: A

## Lounge

Radiator, Double glazed window to front, Laminate flooring, part placed door to hall, stairs to first landing.

## Dining room

Double glazed doors to rear radiator, kitchen range of eye and base units, work surface over, stainless steel sink drainer mixer taps, door to garden, window to side, door to bathroom, cooker, plumber for washing machine and space.

## Bathroom

Low level WC, handbasin, bath shower off taps, obscured window to rear, wall mounted combi boiler, first floor landing door to rooms.

## Bedroom 1

Two double glazed windows to front, radiator.

## Bedroom 2

Double glazed window to rear, radiator.

## Bedroom 3

Window to rear, radiator.

## Rear garden

Gated access to hardstanding for several cars.

