



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	



Floor 0

Approximate total area⁽¹⁾
972.95 ft²
90.39 m²

Floor 1

(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

26 Greenhills Road, Northampton, NN2 8EF

Asking price £279,995

- 3 BED EXTENDED SEMI-DETACHED HOUSE
- SOLAR PANEL POWER
- BEAUTIFUL GARDEN
- GARAGE WITH ELECTRIC UP AND OVER DOOR
- FAMILY BATHROOM AND EXTRA WET ROOM
- SCOPE FOR EXTENSION
- DRIVEWAY
- EXTERIOR RECENTLY DECORATED
- ELECTRIC HEATING

26 Greenhills Road, Northampton NN2 8EF

This charming home available on Greenhills Road, Northampton!

A beautiful location for this delightful house that has two living rooms for relaxation for yourself and any guests. With three bedrooms good-sized bedrooms, perfect for a growing family or those in need of a home office or guest room.

With two bathrooms beautiful bathrooms convenience is key. A gorgeous modern kitchen perfect for whipping up new meals or old family favourites. This property offers a generous 978 sq ft of living space, providing ample room for comfortable living.

This property has to offer a beautiful garden, meticulously maintained and offering a tranquil outdoor space to relax or entertain. With the recently paved driveway and tastefully decorated exterior, this house exudes curb appeal and charm.

The whole house is powered by solar panels, making it an eco-friendly and cost-effective choice for the environmentally conscious buyer. With this property it offers the opportunities for extension, allowing you to



Council Tax Band: C



Dining Room

Double glazed bay window to front, kardeane flooring, Electric heating

Hallway

Electric heating, door to lounge, living room and kitchen double glazed double doors to rear, kardeane flooring,

Kitchen

Range of eye and base units, induction hob, built in electric oven, double glazed window to rear, kardeane flooring, extractor fan over hob, stainless steel sink with mixer taps tiled above, plumbing for washing machine, velux window, extra range of eye and base units, door to garage, door to downstairs wet room, electric heater, double glazed door to rear, built in dishwasher.

Wet Room

Wall mounted handbasin, higher level WC, shower wall mounted, tiled around, obscured glazed window to rear.

Garage

Obscured double glazed window to side, up and over electric door, space for fridge and freezer, originally was a playroom, shelving.

Rear Garden

Part paved patio area, metal fenced to side, gated access to side alley, southerly aspect garden, part laid to lawn, green house, storage space with garage door, second patio, shrubs and plants to borders, vegetable patch.

First Floor Landing

Door to all rooms, loft hatch, obscured double glazed window to side to cupboard housing cylinder and other bits, airing cupboard.

Family Bathroom

Obscured double glazed window to side, tiled around, Amtico flooring, towel rail, P shaped bath, wall mounted shower, obscured double glazed window to rear, low level WC, handbasin.

Bedroom 1

Double glazed window to rear, electric heater wall mounted, air con wall mounted, space for wardrobes.

Bedroom 2

Double glazed window to front, electric heater wall mounted

Bedroom 3

Double glazed window to front, electric heating.

Living room

Electric heating, kardeane flooring, double glazed patio doors to the rear, feature fireplace with surround.

Corridor

Electric heater, double glazed window to side, partially double glazed door to the rear.