

for sale

offers in the region of **£260,000**



Delta Way Northampton NN2 8QB

Offered with NO UPWARD CHAIN is this three bedroom semi-detached property, which benefits from a spacious open plan living / dining room, kitchen / breakfast room, downstairs cloakroom, three double bedrooms. Set within close proximity to local schools and amenities.



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Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, living/dining room and kitchen/breakfast room. Wall mounted radiator and stairs rising to the first floor landing..

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Living / Dining Room

20' 7" x 12' 3" max (6.27m x 3.73m max)

Feature brick fire place with gas fire fitted. Wall mounted

radiators, wall lights, coving to ceiling and space for lounge suite and dining table and chairs. UPVC double glazed window to the rear elevation and glazed French doors opening to the conservatory.

Conservatory

8' 9" x 5' 10" (2.67m x 1.78m)

UPVC conservatory set on a brick dwarf wall with French doors leading out to the rear garden.

Kitchen / Breakfast Room

18' x 8' max (5.49m x 2.44m max)

L - SHAPE ROOM - Fitted kitchen with a range of wall and base units. One and a half bowl sink and drainer set into work surfaces and tiled to splash back areas. Integrated appliances comprise a single oven and four ring electric hob with cooker hood over. Space for upright fridge freezer and plumbing for slim lined



dishwasher and washing machine. UPVC double glazed windows to the front and side elevation, and UPVC double glazed door to the side elevation providing access to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the shower room. Laundry cupboard and access to loft space.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

UPVC double glazed window to the front elevation. Over stairs storage cupboard and wall mounted radiator.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)

UPVC window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Three

12' 3" x 6' 4" into wardrobes (3.73m x 1.93m into wardrobes)

UPVC double glazed window to the front elevation. Fitted wardrobes and cupboard housing the central heating boiler. Wall mounted radiator.

Shower Room

Three piece white suite comprising walk-in shower, vanity wash hand basin, low level flush w.c and fully tiled walls. Chrome heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

Outside

Driveway

Block paved driveway to the front of the house provides off road parking for several cars and leads to the single integral garage. Gated access to the side leads to the rear garden.

Garage

Single integral garage with up and over door and power and lighting connected.

Rear Garden

Low maintenance rear garden with gravelled areas, shrub borders and retainer timber fencing. Gated access to the side leads to the front of the house.

Council Tax Band

C





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: KTP407512 - 0014

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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