



79 Stanley Road, St James, Northampton, NN5 5EH

HOWKINS &
HARRISON

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Northampton, NN5 5EH

Guide Price £210,000

A well presented two bedroom terrace home boasting an extended kitchen/dining room and en-suite to master bedroom, situated within walking distance of Northampton Train Station and Town Centre, ideal for first time buyers or potential investment.

Features

- Two bedroom terrace home
- Close to train station and town centre
- Family bathroom with additional en-suite to master bedroom
- Extended kitchen/breakfast room
- Additional storage cupboards
- Open plan lounge/dining room
- UPVC double glazing throughout
- Rear garden
- Council tax band A



Location

Situated close to Northampton train station with links to London Euston and Birmingham New Street as well as major road links, shopping facilities, the town centre, Sixfields stadium home to Northampton Town Football Club and The Saints Rugby.



Ground Floor

The entrance hall with strips of exposed floorboards, offers space for coats/shoes with stairs leading to the first floor accommodation and door to the lounge. The open plan lounge/dining room has a continuation of exposed wooden floorboards, storage cupboard, a feature marble effect fireplace and surround and dual aspect windows to front and rear. The extended kitchen/breakfast room has a range of modern wall mounted and base level units with work surfaces incorporating an induction hob with extractor, oven and microwave, one and a half stainless steel sink, integrated appliances including dishwasher, washer/dryer and fridge/freezer. The kitchen/breakfast room includes a Velux window to rear elevation, space for dining table and chairs, and access to the garden via UPVC door.

First Floor

The landing has exposed wooden floorboards leading to the master bedroom, which also has a storage cupboard, built in wardrobes either side of the chimney breast, built in storage and en-suite with shower, WC and wash basin. There is a further bedroom and family bathroom with shower over bath, WC and wash basin.

Outside

The low maintenance garden is mainly paved with planted shrubbed borders and wooden shed, enclosed by brick built boundary and wooden fencing with gate access to the rear service road.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

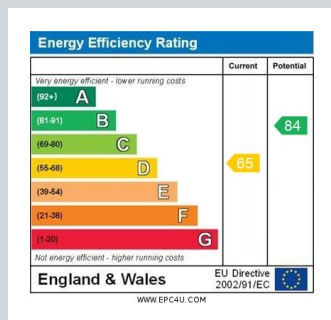
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

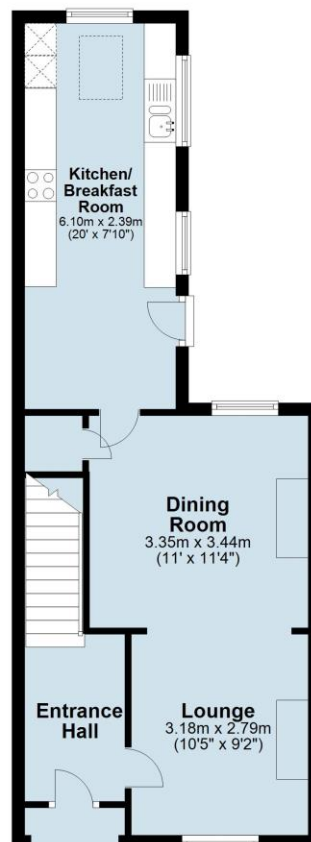
Tel: 0300-1267000

Council Tax Band- A



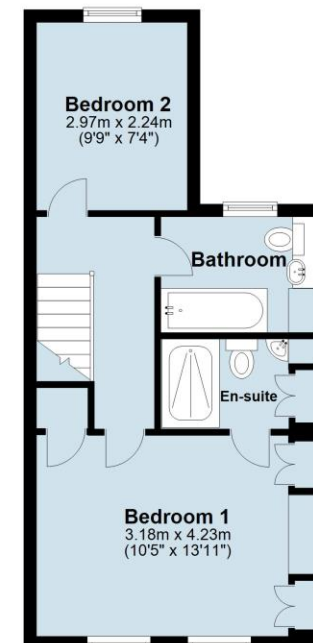
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.