



HOWKINS &  
HARRISON

22 Allen Road, Northampton, NN1 4NE

Guide Price £215,000

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A three bedroom bay fronted Victorian terrace home situated just off the Wellingborough Road, close to Town Centre, with local amenities such as schools, restaurants and shops, offered for sale with no upward chain.

## Ground Floor

The entrance hall has stairs that rise to the first floor accommodation and the lounge has a bay window to the front aspect. The dining room follows through to the kitchen and has a UPVC door to garden and built in display shelving to one side of the chimney breast. The fitted kitchen has a range of wall mounted and base level cabinets with work surfaces incorporating; stainless steel sink, electric oven, ceramic hob with extractor over and space for under counter fridge and freezer. The utility room adjoins the kitchen offering space and plumbing for washing machine/dryer, WC, pantry cupboard and access to the rear garden via UPVC door.

## First Floor

There are three double bedrooms, with built in cupboard to master and a shower room with standing shower, WC and wash basin.

## Outside

The rear garden has an artificial grass lawn enclosed by shrubbed border with a decking seating area, enclosed by a combination of brick/wooden fencing, bordered.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

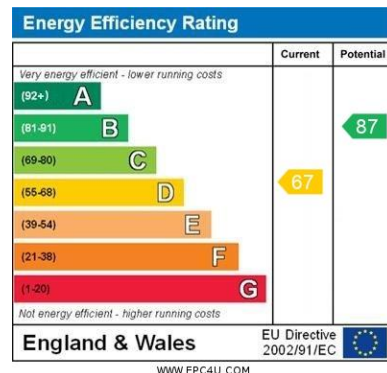
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available 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- B



## Howkins & Harrison

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