



10 Canal Way, Pineham Lock, Northampton, NN4 9DF

HOWKINS &
HARRISON

10 Canal Way, Pineham Lock,
Northampton, NN4 9DF

Guide Price: £290,000

An immaculately presented modern,
three bedroom semi detached house
conveniently situated on the outskirts
of the town and a stones throw from
the Grand Union Canal.

Features

- Modern semi detached house
- Sitting room
- Fully fitted kitchen/dining room
- Downstairs cloakroom
- Three bedrooms & bathroom
- En-suite to master
- Parking & carport
- Gardens front & rear
- Close to local amenities on the outskirts of the town
- Energy Rating- TBC



Location

Situated approximately one mile distant, is the The Tesco Superstore with adjoining Danes Camp Leisure Centre. Of equal distance is the Sixfields leisure area providing restaurants, cinema and Sainsburys Supermarket. There is motorway access to junction 15 of the M1 motorway via the A508 and to junction 15a of the M1 motorway via Upton Way, approximately one mile distant.

Agents Note

Estate charge, there is an annual charge for the upkeep of surrounding area of £137.82.



Ground Floor

The entrance hall has stairs that rise to the first floor accommodation with an understairs cupboard, modern wood effect flooring which continues into the kitchen, and a cloakroom with WC and wash hand basin. The sitting room features a full length UPVC box bay window and French doors directly onto the rear garden. The kitchen/dining room with cream facing cabinets incorporating a sink unit, comes fully equipped with appliances to include a dishwasher, washing machine, gas hob, double oven and two fridges, concealed "Ideal" gas fired boiler and space for a dining table and chairs with a set of UPVC French doors leading into the rear garden.

First Floor

The first floor has a landing with airing cupboard housing the hot water cylinder, the master bedroom has built in wardrobes and enjoys a fully tiled en-suite shower room with cubicle, Wash hand basin and WC. There are two further bedrooms and family bathroom with a bath and shower over, wash hand basin, WC and is also fully tiled.

Outside

Outside, the front of the property has lawned gardens with established evergreen planting, parking is provided for two cars to the side of the property with a carport and gated access to the rear. The rear garden which enjoys a south facing aspect, benefits from a paved patio, well tended lawned gardens with stocked borders, all enclosed by fencing.

Viewing

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

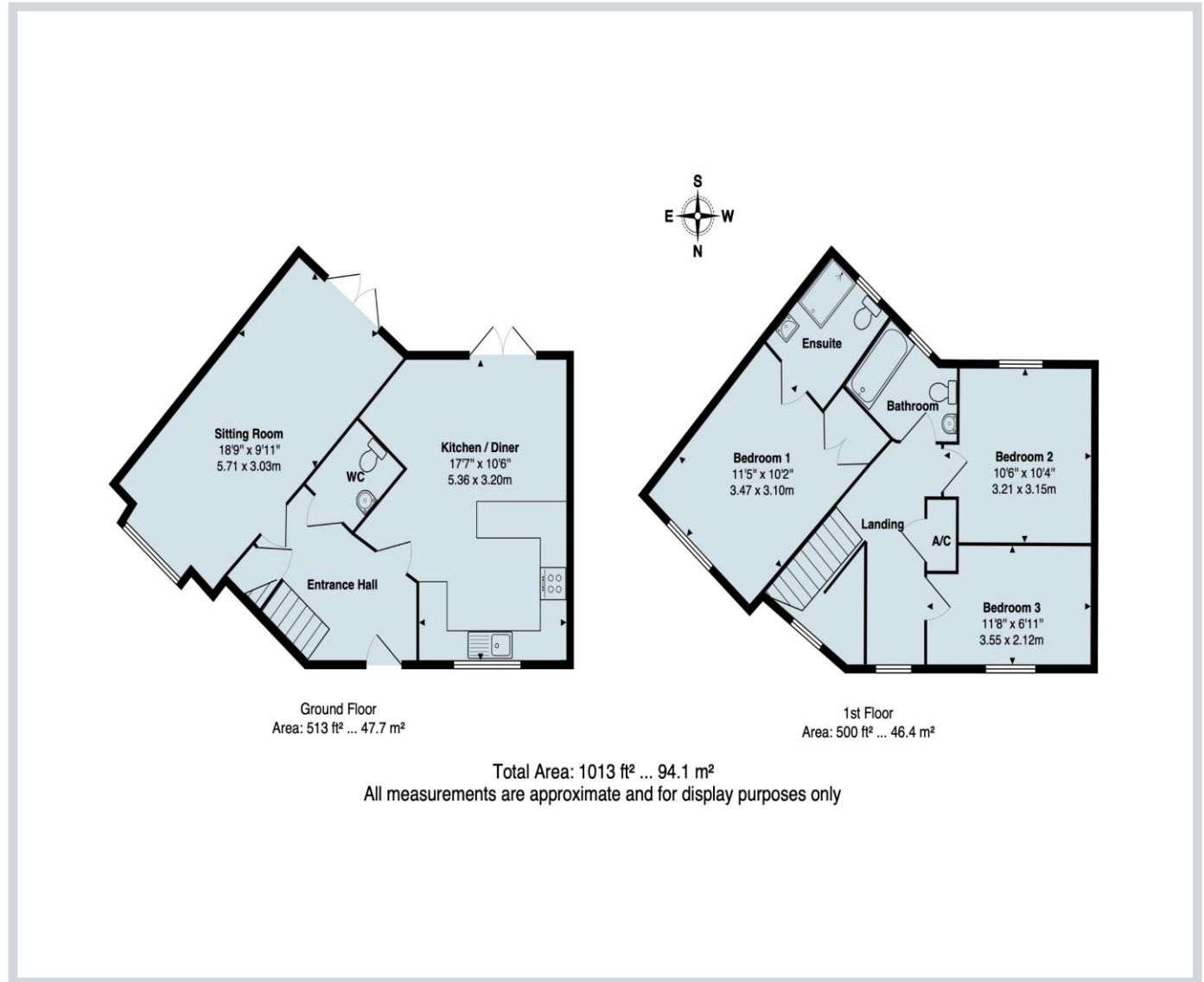
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Council Tax Band -C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.