



HOWKINS &
HARRISON

7 Hammerstone Lane, Danesfield, Northampton, NN4 8US

Guide Price £245,000

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Northampton, NN4 8US

A well kept three bedroom semi-detached house.

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Ground Floor

The accommodation is entered through a uPVC door into the hall where there is an understairs cupboard and doors off the principal rooms. The lounge has a feature fireplace, stairs that rise to the first floor accommodation, understairs cupboard and French doors onto rear garden. The kitchen/dining room has a range of modern cabinets, working surfaces incorporating a sink unit, space for cooker and washing machine, a recently (2024) installed "Worcester" gas fired boiler, dining area and a tiled floor.

First Floor

The first floor has an airing cupboard with water cylinder, three bedrooms and shower/wet room with shower, vanity unit wash hand basin, WC and fully tiled walls.

Outside

A driveway provides parking for two/three cars and gated access to the rear garden, which has a paved patio, mainly lawned gardens with established planting and a timber built shed.

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.

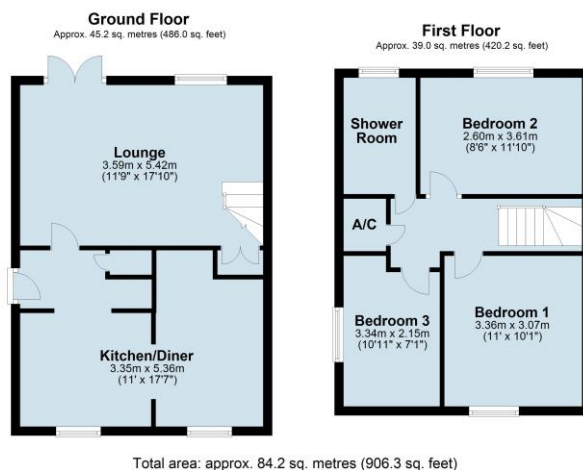
Local Authority

West Northamptonshire Council - Tel: 0300-1267000
Council Tax Band- B

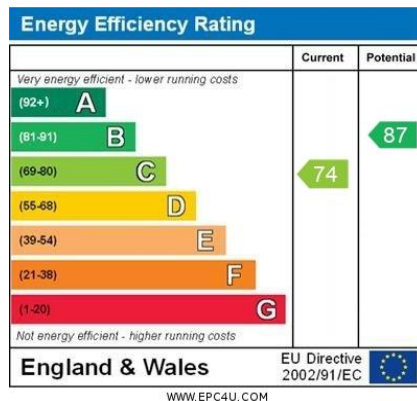
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Total area: approx. 84.2 sq. metres (906.3 sq. feet)



Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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.



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