









welcome to

Birkdale Close, Northampton

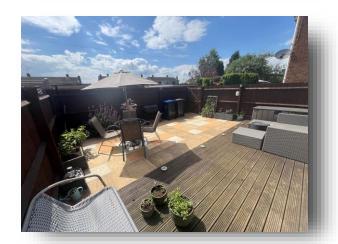
Perfect for first-time buyers is this well-presented, two bedroom, ground-floor maisonette. With private garden space and a garage, this property has a lot to offer!













Entrance Porch

Entered via double glazed door to the front aspect, stairs rising to first floor landing and radiator.

Cloakroom

Wash hand basin, low level WC and wall mounted combi boiler.

Lounge

10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed French door to the rear aspect leading to rear garden and radiator.

Kitchen

9' 10" max x 6' 5" (3.00m max x 1.96m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, gas oven with hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine and double glazed window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall and doors to:

Bedroom One

18' 3" x 10' 5" (5.56m x 3.17m)

Full length double glazed window to the rear aspect and radiator.

Bedroom Two

11' 8" x 6' 7" (3.56m x 2.01m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising walk in shower with shower attachment, Vanity wash hand basin. low level WC, radiator, fully tiled and obscure double glazed window to the side aspect.

Externally

Front

Open frontage mainly laid to lawn with shrubs and pathway leading to front door.

Rear Garden

Rear garden is partly decked with paved patio area for seating for low maintenance and fully enclosed with timber fencing.





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- Two double bedrooms
- Parking space and garage
- Quiet cul-de-sac position
- Private garden
- Ground-floor

Tenure: Leasehold EPC Rating: C

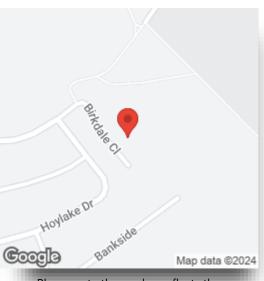
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000







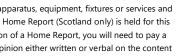


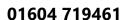
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108611



Property Ref: KIN108611 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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