









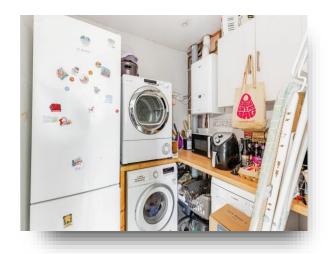
welcome to

Ashley Way, Northampton

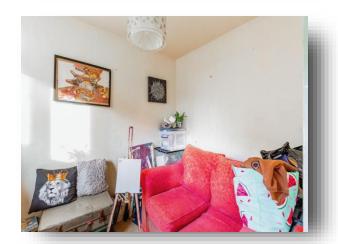
Located in the popular Westone area of town benefiting from excellent local schools and easy access to the M1 via the A43. This property would make an ideal family home and must be viewed to be fully appreciated.













Entrance Hall

Entered via double glazed stained glass door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

Cloakroom

Suite comprising wash hand basin, low level WC and partly tiled.

Lounge

13' 7" into bay x 12' 4" (4.14m into bay x 3.76m) Single glazed Bay window to the front aspect.

Dining Room

12' 9" \times 10' 9" ($3.89 \text{m} \times 3.28 \text{m}$) Double glazed French doors leading to the rear garden and radiator.

Study

9' 3" x 6' 7" (2.82m x 2.01m)

Double glazed window to the front aspect and radiator.

Kitchen

15' 5" x 10' 9" max (4.70m x 3.28m max)

Fitted kitchen comprising wall and base units with woodblock work surfaces over, one and a half bowl ceramic sink and drainer unit with mixer tap over, brick slip tiling to splashback areas, electric range style oven with gas five ring hob and cooker hood over, spotlights to ceiling, radiator and double glazed doors to the rear aspect leading to rear garden.

Utility Room

Wall units with worksurfaces under, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler and spotlight to ceiling.

First Floor Landing

Stairs rising from entrance hall, radiator and doors leading to all rooms.

Bedroom One

14' 7" into bay x 11' 7" (4.45m into bay x 3.53m) Single glazed Bay window to the front aspect, built in cupboard and radiator.

Bedroom Two

12' \times 11' 4" max (3.66m \times 3.45m max) Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m) Single glazed window to the front aspect, built in cupboard and radiator.

Bedroom Four

 $9' 9" \times 7' 3" (2.97m \times 2.21m)$ Double glazed window to the front aspect and radiator.

Bedroom Five

10' 6" x 6' 6" (3.20m x 1.98m)

Double glazed window to the rear aspect, walk in wardrobe and radiator.

Bathroom

Four piece suite comprising shower cubicle, bath with mixer tap over, wash hand basin, low level WC, extractor fan, heated towel rail, partly tiled and spotlights to ceiling.

Externally

Front

Block paved driveway providing off road parking and partly enclosed with dwarf brick walling.

Rear Garden

Mainly laid to lawn with paved seating area, mature trees and fully enclosed with timber fencing.





welcome to

Ashley Way, Northampton

- Five Bedrooms
- Three Reception Rooms
- Large Garden
- Extended Semi-Detached
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£370,000









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Property Ref: KIN108839 - 0006 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 guidance 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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