









welcome to

Dell Crescent, Northampton

William H Brown is bringing this two bedroom terrace property to market, which features front and rear garden, off road parking, a comfortable kitchen/dining area,













Entrance Hall

Entered via door to the front aspect, stairs rising to first floor landing, door to large storage cupboard, radiator and doors leading to:

Lounge

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to the rear aspect, coving to ceiling and radiator.

Kitchen / Diner

19' 8" x 11' 6" (5.99m x 3.51m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, electric cooker point, space for fridge/ freezer, plumbing for washing machine, integrated dishwasher, door to storage cupboard, coving to ceiling, radiator, double glazed window to the front aspect and double glazed French doors to rear aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, access to loft space, door to large storage cupboard, radiator and doors leading to all rooms.

Bedroom One

13' 8" x 11' 5" (4.17m x 3.48m)

Double glazed window to rear aspect, coving to ceiling and radiator.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to the rear aspect, coving to ceiling and radiator.

Bathroom

Suite comprising bath with shower attachment over, wash hand basin and double glazed obscure window to the front aspect.

Separate Wc

Low level WC and double glazed obscure window to the front aspect.

Externally

Front

Small open frontage mainly laid to lawn and pathway leading to front door.

Rear Garden

Mainly laid to lawn fully enclosed with timber fencing.





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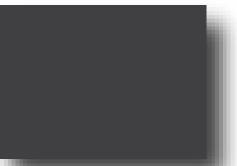
- Chain Free
- Two Double Bedrooms
- Off Road Parking
- Kitchen / Diner
- **EPC** Rating C

Tenure: Freehold EPC Rating: C

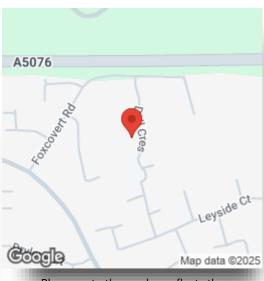
Council Tax Band: A

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN109227



Property Ref: KIN109227 - 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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