



Canal Way, Northampton NN4 9DF

welcome to

Canal Way, Northampton

A well presented semi detached three storey four double bedroom property, situated within the popular Hunsbury Meadow area of Northampton, in close proximity of all good amenities, schools and road links.



Entrance Hall

Entered via part obscure double glazed door to front aspect, under stair storage cupboard, dog legged staircase to first floor landing, tiled flooring, radiator, doors to cloakroom, lounge, kitchen/diner.

Cloakroom

5' 3" x 2' 9" max (1.60m x 0.84m max)
Low level WC, wash hand basin, tiled slashback, wall mounted security alarm panel and fuse box, tiled flooring, radiator.

Lounge

14' 4" x 13' 5" max (4.37m x 4.09m max)
Double glazed full length windows to side aspect, double glazed French door to garden, double glazed window to front aspect, inset ceiling lights, central heating thermostat, Amtico flooring.

Kitchen/diner

13' 4" x 10' 8" bay (4.06m x 3.25m bay)
Double glazed full length square bay window to side aspect, double glazed window to front aspect, fitted kitchen with gloss wall and base units with worksurfaces, stainless steel sink and drainer, electric oven, six ring gas hob, cooker hood, built in dishwasher, washing machine, fridge/freezer, wall mounted cupboard housing hot water and central heating boiler, tiled flooring, radiator, electric under fan heating.

First Floor Landing

Dog legged staircase from entrance hall, dog legged staircase to second floor, doors to bedroom one and bedroom three.

Bedroom One

13' 4" max x 10' 8" (4.06m max x 3.25m)
Full length square double glazed window to side aspect, double glazed window to front aspect, fitted wardrobes, radiator, door to ensuite.

En Suite

5' 2" x 4' 6" (1.57m x 1.37m)
Double glazed obscure window to front aspect, wash hand basin, low level WC, double shower cubicle, part tiled, extractor fan, shaver point, radiator,

Bedroom Three

13' 5" x 9' 5" (4.09m x 2.87m)
Double glazed window to front and side aspect, fitted wardrobes, radiator.

Second Floor Lading

Dog legged staircase from first floor landing, loft access, storage cupboard, doors to bedroom two, bedroom four and bathroom.

Bedroom Two

13' 5" x 10' 8" max (4.09m x 3.25m max)
Double glazed window to front and side aspect, fitted wardrobes, radiator

Bedroom Four

13' 6" max x 9' 5" min (4.11m max x 2.87m min)
Double glazed windows to front and side aspect, airing cupboard housing. Tri bune hot water cylinder.

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)
Double glazed obscure window to front aspect, bath with mixer tap and shower attachment, wash hand basin, low level WC, extractor fan, part tiled walls, tiled flooring, radiator.

Front Garden

Chipped slate frontage with paved path.

Rear Garden

Fully enclosed with fencing, brick wall with side gated access paved patio area, lawn garden, with additional decking, gravelled area.

Garage up and over door.

Driveway providing off road parking.



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welcome to

Canal Way, Northampton

- Well presented semi-detached three storey property
- Sought after Hunsbury Meadow area of Northampton
- Four double bedrooms
- Ensuite and family bathroom
- Driveway providing off road parking and single garage

Tenure: Freehold EPC Rating: B

offers in excess of

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114342 - 0010

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