

Towpath Avenue, Northampton NN4 9DW



welcome to

Towpath Avenue, Northampton

A beautifully presented detached three storey property situated within the popular Pineham Locks area of Northampton, in close proximity of good local amenities, road links, country park and canal walks.













Entrance Hall

Entered via double glazed door to the front aspect, wall mounted alarm panel, radiator, stairs rising to first floor landing and doors leading kitchen/dining/family area.

Cloakroom

Two obscure double glazed windows to the side and rear aspect, vanity wash hand basin, WC, tiling to splashback areas and radiator.

Kitchen/ Diner/ Family Area

26' 5" x 11' 8" min (8.05m x 3.56m min)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink and drainer unit, tiling to splashback, electric oven and gas hob with cooker hood over, integrated built in fridge/ freezer, integrated built in dishwasher, door to under stairs cupboard, three radiators, door to utility room, four double glazed windows to the front, side and rear aspect and double glazed French doors to rear aspect leading to rear garden.

Utility Room

7' 5" max x 4' 7" (2.26m max x 1.40m) Base units with work surfaces over, plumbing for washing machine, radiator, wall mounted fusebox and double glazed obscure door to the side aspect.

First Floor Landing

Stairs rising from entrance hall, two double glazed windows to the front and rear aspect, door to cupboard housing combi boiler, radiator, stairs rising to second floor landing and doors leading to:

Lounge

18' 2" x 10' 8" max (5.54m x 3.25m max) Double glazed window to the rear aspect, built in shelved display cupboard, radiator and double glazed door opening to Juliet Balcony.

Bedroom Two

11' 6" max x 9' 2" (3.51m max x 2.79m) Double glazed window to the front aspect, fitted wardrobes and radiator.

Bathroom

Suite comprising bath with shower attachment and mixer tap over, wash hand basin, WC, extractor fan, heated towel rail, partly tiled and obscure double glazed window to the rear aspect.

Second Floor Landing

Stairs rising from first floor landing, door to storage cupboard and doors to:

Bedroom One

13' 2" x 10' 8" into wardrobes (4.01m x 3.25m into wardrobes)

Double glazed windows to the front aspect, fitted wardrobes, radiator and door to ensuite.

En Suite

Suite comprising double shower, wash hand basin, low level WC, shaver point, extractor fan, partly tiled, radiator and double glazed obscure window to the rear aspect.

Bedroom Three

11' 8" x 8' 5" (3.56m x 2.57m) Double glazed window to the front aspect and radiator.

Bedroom Four

9' 4" x 8' 2" min (2.84m x 2.49m min) Radiator and two double glazed windows to the front and side aspect.

Family Bathroom

Four piece suite comprising shower cubicle, bath with shower attachment and mixer tap over, wash hand basin, low level WC, extractor fan, heated towel rail and obscure double glazed window to the rear aspect.

Externally

Front And Side Gardens

Part hedge enclosed, lawn garden, paved paths to front door and garage.

Rear Garden

Fully enclosed with walling and fencing with side gated access, paved patio area leading to additional seating area, artificial grassed lawn with steps leading to a decked seating area, outside tap and electric sockets, outside lights.

Garage

21' 1" x 9' 9" (6.43m x 2.97m) Electric roller door, inset ceiling lights, power and light connected.

Parking

Driveway providing off road parking for several vehicles leading through car port and garage.





welcome to

Towpath Avenue, Northampton

- Beautifully presented detached three storey property
- Open views over countryside to front
- Four double bedrooms
- Ensuite to master, shower room and bathroom
- Driveway providing off road parking for several vehicles and garage

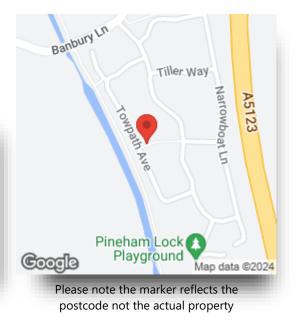
Tenure: Freehold EPC Rating: Awaited

offers in excess of

£425,000







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