



**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.



**view this property online** [williamhbrown.co.uk/Property/NMS114638](http://williamhbrown.co.uk/Property/NMS114638)



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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NMS114638](http://williamhbrown.co.uk/Property/NMS114638)



Property Ref:  
NMS114638 - 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 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01604 632322**



[Northampton@williamhbrown.co.uk](mailto:Northampton@williamhbrown.co.uk)



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**