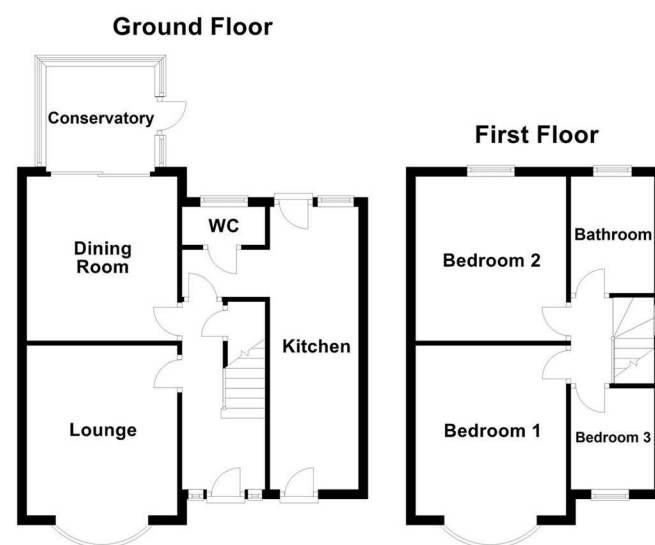


55 Sandiland Road, Northampton, NN3 2QB

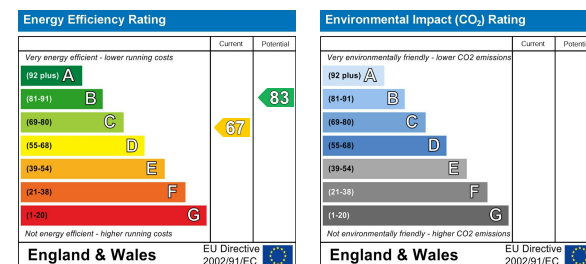


For illustration purposes only - not to scale

£269,950 Freehold

A bay fronted semi-detached house situated in the popular area of Headlands. The accommodation is set over two floors and comprises; entrance hall, sitting room, dining room, conservatory, inner hallway, cloakroom, and kitchen on the ground floor. On the first floor are three bedrooms and a family bathroom. Outside is an enclosed generous rear garden and off road parking to the front of the property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



55 Sandiland Road, Northampton, NN3 2QB

ACCOMMODATION

ENTRANCE HALL

13'0 x 5'9

Enter via double glazed front door with double glazed side panel to entrance hall. Stairs ascending to first floor with doors to cupboards under. Radiator. Doors to sitting room, dining room and inner hallway.

SITTING ROOM

13'3 x 10'5 (into bay)

Walk-in double glazed bay window to front aspect. Radiator.



DINING ROOM

11'5 x 10'5

Double glazed sliding patio doors to conservatory. Radiator.

CONSERVATORY

7'6 x 7'2

Brick base with double glazed windows to rear and side aspects. Double glazed door to rear garden.

INNER HALL

5'9 x 4'0

Door to cloakroom and walk through to kitchen.

CLOAKROOM

Two piece white suite comprising; low flush wc and pedestal wash hand basin. Tiled splash back areas. Double glazed window to rear aspect. Wall mounted gas boiler.

KITCHEN

19'5 x 5'7

Base and eye level units comprising; stainless steel single drainer sink unit with mixer tap and cupboard under.

Plumbing for washing machine and dishwasher. Built-in gas hon and electric oven. Roll edge work surfaces and tiled splash back areas. Double glazed door to front and rear. Double glazed window to rear aspect. Sunken spotlights.



LANDING

Access to loft space. Frosted double glazed window to side aspect. Doors to;

BEDROOM ONE

13'10 x 10'5

Walk-in double glazed bay window to front aspect. Radiator. Built-in wardrobe.



BEDROOM TWO

11'5 x 10'5

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

8'3 x 5'9

Double glazed window to front aspect with radiator under.

BATHROOM

Three piece white suite comprising; panelled bath with fitted shower. Wash hand basin and low flush wc. Tiled walls. Frosted double glazed window to rear aspect. Radiator.



REAR GARDEN

Concrete and gravel patio area leading to lawn with flower and shrub tree borders to the rear boundary. Garden shed. Enclosed by fencing.



SERVICES

Mains drainage, gas, water and electricity are connected.

LOCAL AMENITIES

The Weston Favell Shopping Centre lies approximately half a mile distant. With adjoining Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CEVA Primary School.

HOW TO GET THERE

From Northampton town centre take the Billing Road past Northampton School For Boys and at the traffic lights turn left into Park Avenue South and take the first right into Abington Park Crescent. Proceed to the end of this road and proceed over the traffic lights onto Park Avenue North. At the roundabout turn right into Broadway East and Sandiland Road is further down on the left hand side.

For further information on viewing call 01604 230222