

for sale

offers in excess of **£260,000**



Montgomery Way Wootton Northampton NN4 6LU

A well presented three bedroom end terrace property situated in a sought after location of Wootton and would be a perfect first time buy or investment property. With spacious accommodation and off road parking.

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Entrance Hall

Double glazed window to the front elevation. Stairs to first floor and further doors to cloakroom and living room.

Cloakroom

Suite comprising a low level flush w.c and vanity wash hand basin with complimentary tiling to splash back area. Double glazed window to the rear elevation.

Living Room/ Dining Room

15' 6" x 13' 10" (4.72m x 4.22m)

Double glazed French door to the rear elevation, feature fireplace and wall mounted radiator.

Kitchen

11' 2" x 11' 6" (3.40m x 3.51m)

Fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer set into work surfaces and tiled to splash back areas. Integrated electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine. Double glazed window to the front elevation.

First Floor Landing

Stairs rising from ground floor, loft access and doors leading to three bedrooms and family bathroom.

Master Bedroom

12' x 9' 4" min (3.66m x 2.84m min)

Double glazed window to the rear elevation, wall mounted radiator and door to en-suite shower room.

En-Suite Shower Room

Three piece suite comprising a shower, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Wall mounted radiator.

Bedroom Two

12' 1" x 7' 6" (3.68m x 2.29m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

9' 3" x 6' 1" (2.82m x 1.85m)

Double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece suite comprising corner bath with shower mixer tap, pedestal wash hand basin, low level flush w.c and tiled to splash back areas. Wall mounted radiator and opaque double glazed window to the front elevation.



Outside

Front Garden

Mainly laid to lawn with path leading to front door.

Rear Garden

Fully enclosed rear garden with timber fencing surround. Mainly laid to lawn and patio area, which is ideal for entertaining.

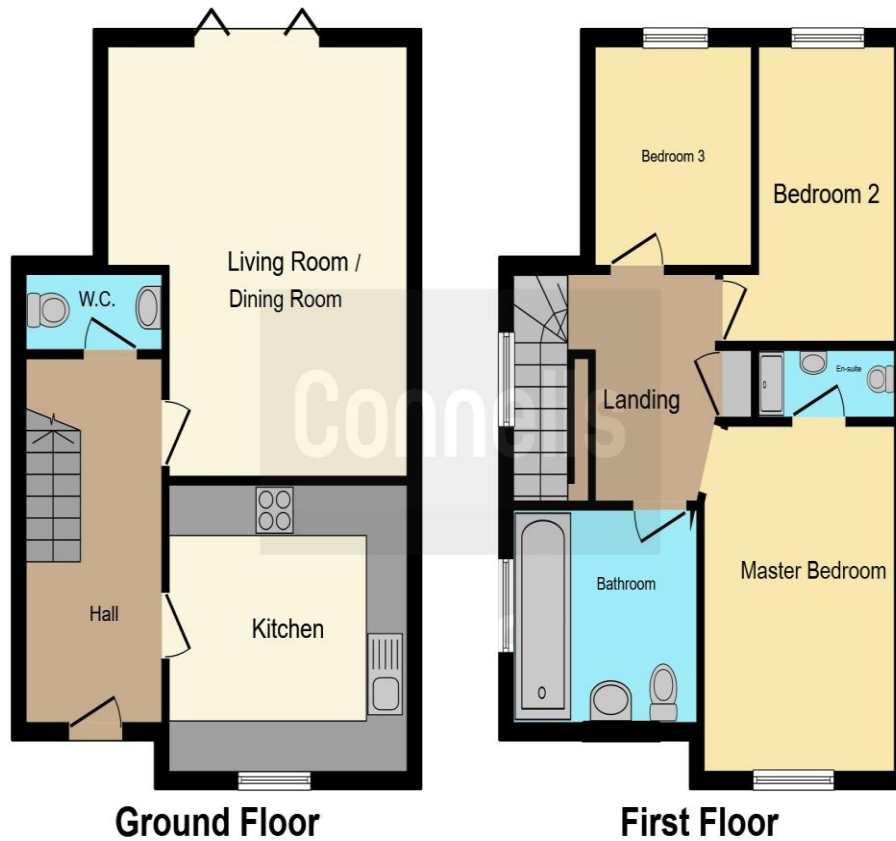
Parking

Allocated two parking spaces.

Council Tax Band

C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WFL407239 - 0005

Tenure: Freehold

EPC Rating: C

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