

for sale

£280,000



Miller Hill Northampton NN4 9YG

Offered to the market with NO UPWARD CHAIN, is this well presented three bedroom semi-detached property, ideally located in the popular area of West Hunsbury, and benefiting from a single garage and an extended driveway providing off road parking for several cars.

Miller Hill Northampton NN4 9YG

Entrance Porch

Door to the front elevation with further door opening to the entrance hall. UPVC double glazed window to the side elevation, and space for coats and shoes.

Entrance Hall

Doors lead off to the kitchen and living room. Wall mounted radiator and stairs rising to the first floor landing.

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Interrogated appliances comprise split level stainless steel electric oven and four ring gas hob with stainless steel hood over. Plumbing for washing machine and space for upright fridge/freezer. UPVC double glazed window to the front elevation.

Living Room

15' 3" x 13' 11" max (4.65m x 4.24m max)

Multi paned door with complimentary multi paned windows either side, leading to the lean-to conservatory. Wall mounted radiator and under stairs storage cupboard.

Lean-Too Conservatory

10' 2" x 8' (3.10m x 2.44m)

Lean too conservatory which is used as the dining space, with a door to the side elevation providing access to the driveway, and patio doors leading out to the Southerly facing rear garden. Wall mounted radiator and tiled floor.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Access to loft space and over stairs laundry cupboard housing the combi boiler.

Bedroom One

13' 11" into wardrobes x 9' 3" (4.24m into wardrobes x 2.82m)

UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Two

9' 2" x 7' 2" (2.79m x 2.18m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Three

6' 8" x 6' 4" (2.03m x 1.93m)

UPVC double glazed window to the front elevation and wall mounted radiator.



Family Bathroom

Three piece white suite comprising bath with shower over and glazed shower screen, low level flush w.c and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden/ Parking

Laid to lawn with surrounding hedging, and extended driveway providing off road parking for several cars, and leading to the single garage.

Single Garage

Single garage with double doors and power and lighting connected. Courtesy door to the rear garden.

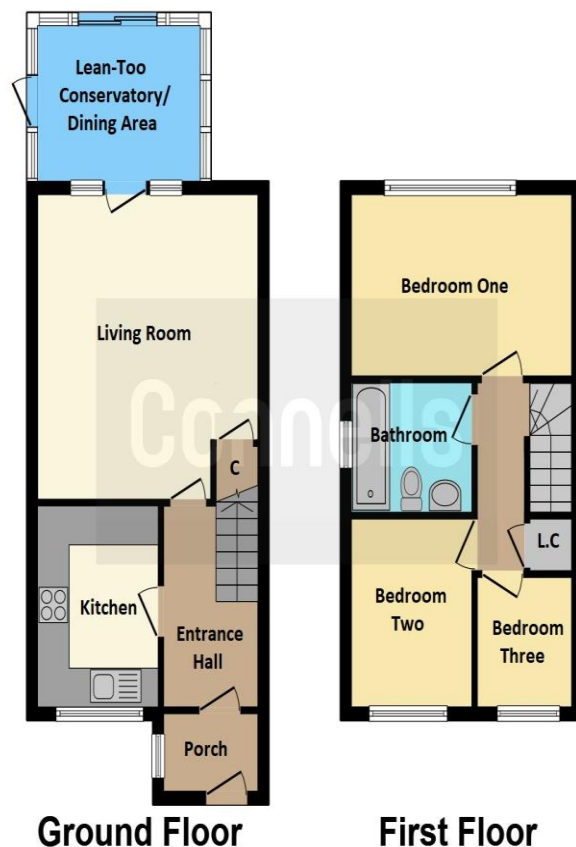
Rear Garden

Southerly facing rear garden which is mainly laid to lawn with shrub borders and retaining timber fencing. Two patio areas which are ideal for entertaining and courtesy door to the single garage.

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

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL407650 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/WFL407650



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk