

for sale

£255,000



## Damselfly Road Northampton NN4 9EY

A BEAUTIFULLY PRESENTED two bedroom semi-detached home in the popular Pineham Village area of Northampton. Including open plan living area with modern kitchen, a downstairs WC, two bedrooms, a modern bathroom and side by side parking for two vehicles.

# Damsely Road Northampton NN4 9EY

## Entrance Hall

Door to the front elevation and further doors leading off to the cloakroom, storage cupboard with plumbing for washing machine and open to kitchen/lounge/dining room.

## Cloakroom

Suite comprising low level flush WC and wash hand basin with tiling to splash back area. Double glazed window to the front elevation and wall mounted radiator.

## Kitchen/ Lounge/ Dining Room

18' x 13' 1" ( 5.49m x 3.99m )

### Kitchen Area

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces. Integrated appliances comprise fridge/freezer, electric oven and gas hob with extractor hood over. Stairs rising to the first floor landing.

### Lounge/ Dining Room

Double glazed French doors to the rear elevation, with complimentary double glazed windows either side, leading out to rear garden. TV point and wall mounted radiator.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two bedrooms and the family bathroom. Access to the loft space.

## Bedroom One

13' 1" x 7' 10" ( 3.99m x 2.39m )

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

## Bedroom Two

13' 1" x 7' 6" ( 3.99m x 2.29m )

Two double glazed windows to the front elevation, and wall mounted radiator.

## Family Bathroom

Suite comprising panelled bath with shower over, wash hand basin and low level flush WC with tiling to splash back areas. Wall mounted radiator and extractor fan.



## Outside

### Front Garden

Parking space for two vehicles, path, with gated access to the rear garden.

### Rear Garden

Fully enclosed rear garden, lawn and patio area which is ideal for entertaining.





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](http://www.focalagent.com)

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Property Ref: WFL408311 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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