



HARWOODS

Chartered Surveyors & Estate Agents



11 Beverley Crescent, Northampton
NN3 2PY

£290,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591

E : res@harwoodsproperty.co.uk

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T : 01933 221616

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11 Beverley Crescent, Northampton, NN3 2PY

For sale with no onward chain, a bayfronted 4 bedroom semi detached family house, that features a 2 storey side side extension, that is located in the popular residential area of 'The Headlands' and a short walk from the attractively tree lined Abington Park.

Positioned near to shops and schools, the house would be ideal for a growing family, offering separate reception rooms, refitted kitchen, utility room, cloak room, 4 well proportioned bedrooms and a 4 piece bathroom suite. Outside there is parking to the front of the house that leads to a garage with electric roller door and workshop behind, whilst to the rear is a lovely size back garden that has both patio and lawn areas, and potential for further development (STP).

The house has many amenities nearby, with schools and shops being walkable, whilst the A4500 road network is under half a mile and leads to the town centre itself, but also filters into the A45, A43 and M1 respectively. Northampton's train station is approximately 3 miles from the house and has a service to both London Euston and Birmingham in under an hour.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch and Hallway

Entering from the front, composite double glazed door into the porch area. Internal door opening to the hall. Wood flooring, picture rail, electric radiator, stair rising to the first floor, under stairs cupboard, doors to the l

Lounge

12'0" x 10'11" (3.66m x 3.33m)

Good size front living room that features a bay fronted double glazed window, wood flooring, fire place with stone surround and inset electric fire, picture rail and electric radiator.

Dining Room

11'3" x 10'11" reducing to 10'1" (3.43m x 3.33m reducing to 3.07m)

Bright back reception room that looks onto the rear garden and features wood flooring, alcove cupboard, electric radiator, picture rail, patio doors that open onto the garden and a door to the kitchen.

Kitchen

10'11" x 5'3" (3.33m x 1.60m)

Refitted, compact kitchen that features base and wall mounted cupboards, pull out drawers, worktops, Belfast sink, splash backs, cooker point and overhead chimney style extractor fan. Double glazed window and door to the side that leads to the garden.

Utility Room and Cloakroom

Work top, plumbing for washing machine or dishwasher, internal door to the cloak room with WC, wash hand basin and double glazed window.

First Floor Landing

Doors to all rooms, loft hatch.

Bedroom 1

10'5" x 13'6" (3.18m x 4.11m)

Double glazed window to the front, built in wardrobes, electric radiator, picture rail and over stairs storage cupboard.

Bedroom 2

10'11" 9'5" (3.33m 2.87m)

Fitted carpet, double glazed window to the rear, electric radiator.

Bedroom 3

8'7" x 9'9" (2.62m x 2.97m)

Fitted carpet, double glazed window to the front, electric radiator.

Bedroom 4

7'10" x 6'11" (2.39m x 2.11m)

Fitted carpet, double glazed window to the rear.

Bathroom

4 piece bathroom suite featuring a roll top bath, WC, wash hand basin, shower cubicle, double glazed window to the rear and tiling.

Front Garden

Low wall, partly gravelled and hard standing driveway, that leads to the garage.

Garage

12" x 8'8" (3.66m x 2.64m)

Power and lighting, door to the rear leading to the workshop.

Workshop

5'7" x 8'8" (1.70m x 2.64m)

Power and lighting. Pressurised hot water cylinder. Door to the back garden.

Rear Garden

Lovely size, established garden that features paved, gravelled and lawn areas. The garden has a good degree of privacy and has potential for further extension/development, subject to the necessary requirements.

Council Tax

West Northamptonshire Council. Band B rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

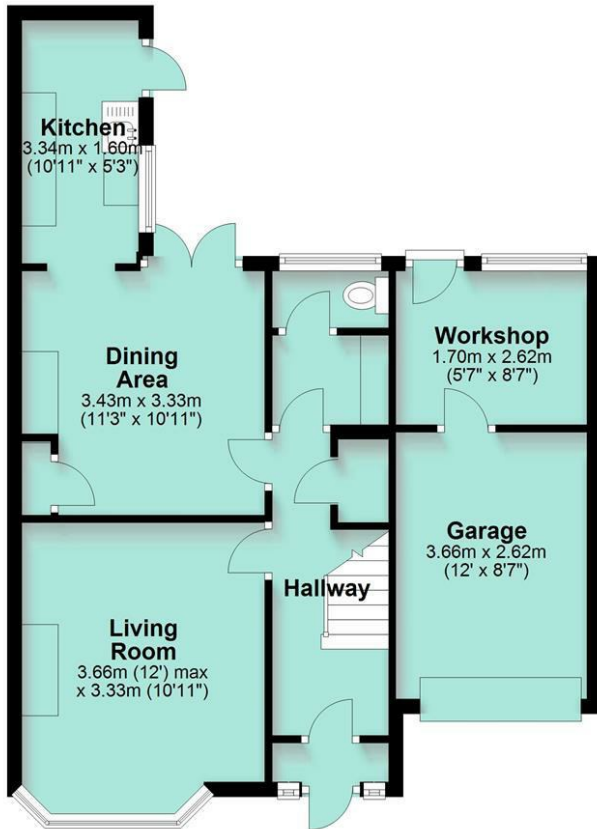




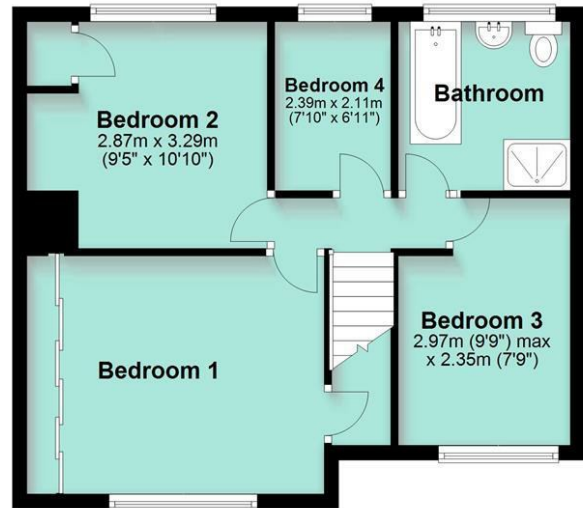
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	