

**6 Pianoforte Road
Roade
NORTHAMPTON
NN7 2QL
£309,995**



- SEMI DETACHED
- VILLAGE LOCATION
- UPVC DOUBLE GLAZED
- LOUNGE/DINING ROOM
- CLOAKROOM

- THREE BEDROOMS
- OFF ROAD PARKING
- GAS RADIATOR HEATING
- GARDENS
- ENERGY EFFICIENCY RATING: TBC

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A semi-detached house offers a delightful blend of modern living and comfort. With three bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features a contemporary bathroom, designed with style and functionality in mind, ensuring a pleasant experience for all residents. The property also boasts convenient parking for two vehicles, a valuable asset in today's busy world.

Situated in a peaceful neighbourhood, this home is well-connected to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property on Pianoforte Road is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance Hall

Laminated wooden flooring, stairs rising to first floor landing, single panel radiator, doors to;

Cloakroom

Suite comprising low level W/C, hand wash basin, single panel radiator, laminate flooring, UPVC double glazed window to side.

Kitchen

10'0" x 9'7" (3.06 x 2.94)

Modern fitted kitchen comprising stainless sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surface, eye level cupboards, built in gas hob with extractor fan above, electric oven, tiled flooring, wall mounted gas fire boiler serving radiator central heating, UPVC double glazed window to front.

Lounge/Dining Room

16'9" x 12'2" (5.12 x 3.72)

Television point, laminate flooring, under stairs storage cupboard, radiator, UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, UPVC double glazed window to side, doors to;

Bedroom One

11'8" x 9'8" (3.56 x 2.95)

UPVC double glazed window to front, single panel radiator.

Bedroom Two

9'8" x 10'4" (2.95 x 3.17)

Single panel radiator, UPVC double glazed window to rear.

Bedroom Three

6'6" x 8'3" max (2.00 x 2.53 max)

Single panel radiator, UPVC double glazed window to front.

Bathroom

Suite comprising panel bath with shower unit above, pedestal hand wash basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to rear.

Externally**Front Garden**

Small front garden mainly laid to lawn, tarmac driveway to the side providing off road parking for two cars.

Rear Garden

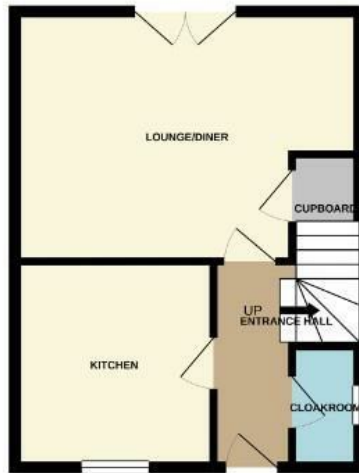
Small paved patio leading to large lawn area, flower and shrub borders, access via side timber gate. Large timber workshop/gym

Agency Notes

Could Tax Band: C



GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.

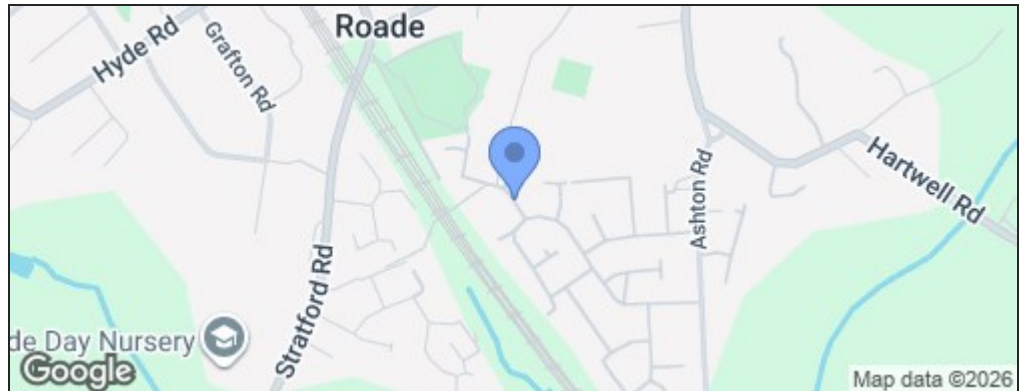


TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.