



Manfield Way, Northampton NN3 6NA

welcome to

Manfield Way, Northampton

A Charming Semi-Detached Period home in the leafy Parklands ward of Spinney Hill Northampton. It offers ample living space within easy reach of local schools, green spaces and amenities.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entered via traditional wooden door to the side aspect, stairs rising to first floor landing and doors leading to:

Lounge

18' 1" max x 12' 3" (5.51m max x 3.73m)
Double glazed window to the front aspect, feature fireplace with stone surround and mantel over, coving to ceiling and ceiling rose.

Kitchen/ Dining Area

18' 7" x 12' 7" (5.66m x 3.84m)
Fitted kitchen comprising wall and base units with

worksurfaces over, stainless steel sink and drainer unit, tiling to splashback areas, space for freestanding cooker, space for fridge/ freezer, plumbing for washing machine, adjacent dining area, single glazed window to the rear aspect and sliding doors leading to conservatory.

Conservatory/ Lean To

11' 4" max x 6' 7" (3.45m max x 2.01m)
Double glazed window to the side and rear aspect, double glazed door to the rear aspect leading to rear garden and door to bathroom.

Bathroom

Suite comprising bath, vanity wash hand basin, low level WC, and double glazed obscure window to the side aspect.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, access to loft space, door to cupboard and doors leading to all rooms.

Bedroom One

18' max x 12' 4" (5.49m max x 3.76m)
Two double glazed windows to the side and front aspect, door to airing cupboard and built in storage cupboard.

Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m)
Double glazed window to the rear aspect and vanity wash hand basin.

Bedroom Three

8' 8" x 8' 2" (2.64m x 2.49m)
Double glazed window to the rear aspect and vanity wash hand basin.

Externally

Front

Large front garden mainly laid to lawn with mature trees and shrubs and fully enclosed with timber fencing. Private footpath access to front of properties

Rear Garden

Large wrap around garden with grassed areas with trees and shrubs and gravelled areas proving off road parking. Accessed by private lane.



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Manfield Way, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable Location
- Large surrounding Garden

Tenure: Freehold EPC Rating: G

Council Tax Band: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

KIN109124 - 0008

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