12 Willow Brook Square
Ecton Brook
NORTHAMPTON
NN3 5HD

£205,000

- SPACIOUS END OF TERRACE
- KITCHEN / DINER
- DOWNSTAIRS WC
- COMMUNAL OFF ROAD PARKING
- THREE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- ENERGY EFFICIENCY RATING : C

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom end of terrace house, offered in good condition with no upper chain. With accommodation comprising in brief; entrance hall, downstairs WC, lounge, kitchen/diner, and conservatory to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from front and rear gardens, gas central heating, and UPVC double glazing. Communal off road parking is also available in the cul-de-sac to the front.

Ground Floor

Entrance Hall
Enter via composite door, under stairs storage, stairs rising to first floor, radiator.

Downstairs WC
6'6" x 5'10" max (1.99 x 1.79 max)
Obscure UPVC window to front aspect, low level wc, wall mounted sink unit.

Lounge
12'5" x 11'4" (3.79 x 3.47)
UPVC window to front aspect, radiator.

Kitchen / Diner
21'6" x 9'1" max (6.57 x 2.77 max)
Two UPVC windows and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances, complementary tiling, radiator.

Conservatory
11'8" x 9'10" (3.57 x 3.01)
Of UPVC construction, French doors leading to rear garden.

First Floor

Landing
UPVC window to side aspect, loft access, cupboard housing boiler, further storage cupboard.

Bedroom One
11'5" x 11'4" (3.49 x 3.47)
UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Two
11'4" x 9'10" (3.47 x 3.00)
UPVC window to front aspect, radiator.

Bedroom Three
9'9" x 9'1" reducing to 6'9" (2.99 x 2.78 reducing to 2.08)
UPVC window to rear aspect, fitted double wardrobe, radiator.

Bathroom
6'5" x 5'10" (1.98 x 1.78)
Obscure UPVC window to front aspect, bath unit, low level wc, pedestal wash hand basin, radiator.

Externally

Front Garden
Gravel area with various paving, enclosed by low level wooden fencing.

Rear Garden
Various patio and gravel areas, brick storage shed, gated side access, enclosed by wooden fencing.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: A

Communal off road parking is available in the cul-de-sac to the front of the property.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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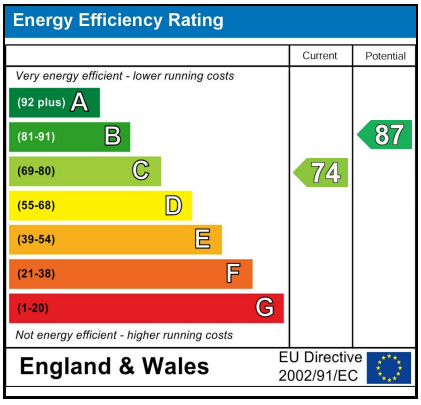

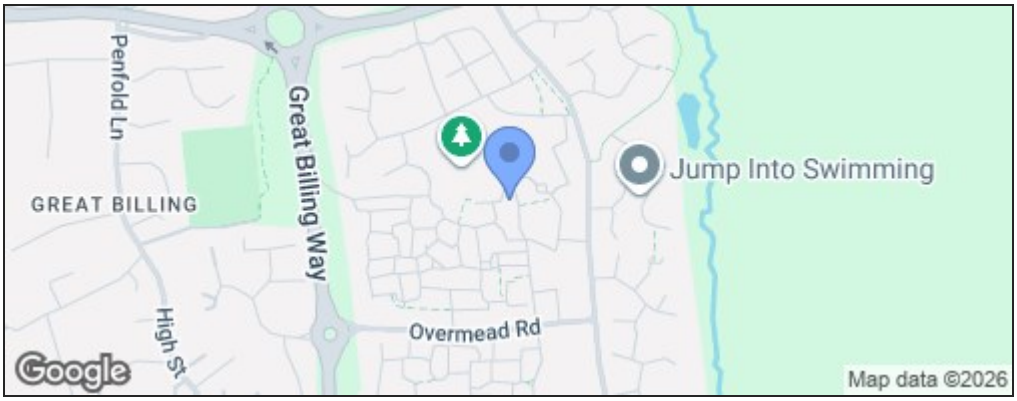

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