Althorp Road, Northampton **Freehold** £175,000 O.I.E.O

Pattison Lane

Key Features

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- Two Bedroom Mid Terrace Home
- Two Reception Rooms
- Walking Distance to Main Line Rail Links
- Local Access to Central Amenities & Green Space
- Low Maintenance Rear Garden

Perfectly situated in the heart of St. James, this beautifully presented two-bedroom terraced home offers exceptional convenience, located just a short distance from local schools, daily amenities, Northampton town centre, and the railway station.

Representing an outstanding opportunity for first-time buyers, the property boasts generously proportioned living spaces throughout. The ground-floor accommodation comprises a welcoming entrance hall, a comfortable sitting room, a dedicated dining room, and a well-appointed kitchen. The first floor hosts two spacious double bedrooms alongside a family bathroom.

Externally, the home benefits from a private, low-maintenance rear garden. Additional modern comforts include uPVC double glazing and gas central heating throughout.

Summary for Listing:
Prime Location: Heart of St. James, walking distance to Northampton town centre and rail station.
Generous Reception Space: Distinct sitting and dining rooms.
First-Floor Bedrooms: Two spacious double bedrooms.
Outdoor Space: Private, low-maintenance rear garden.
Modern Efficiency: Fully uPVC double-glazed with gas central heating.
Ideal Buyer: Turn-key ready, perfect for first-time buyers or investors.

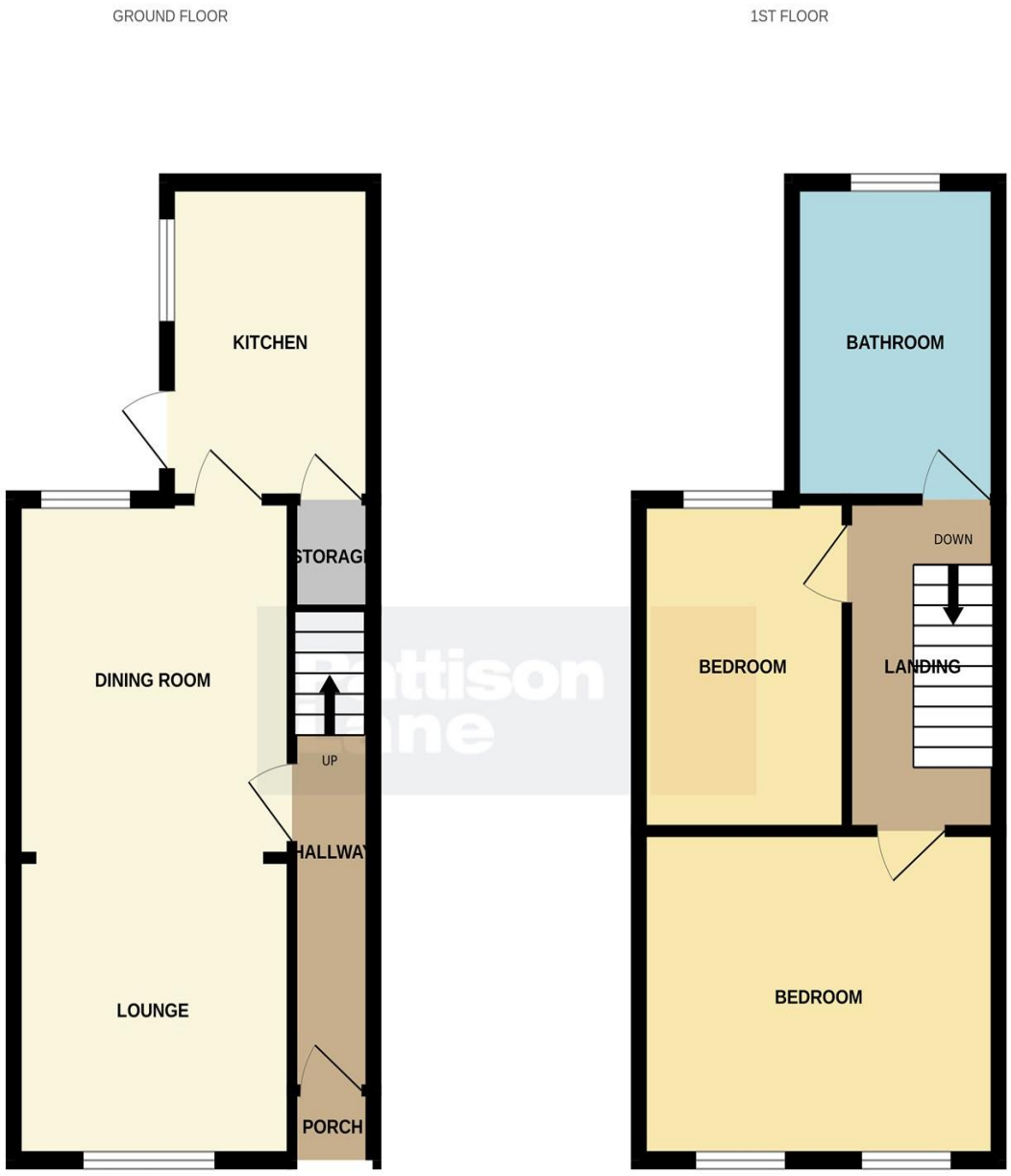
The accommodation comprises:

ENTRANCE HALL

LOUNGE 9'11 max x 10'6 (3.02m x 3.20m)

DINING ROOM 10'5 max x 11'3 (3.17m x 3.42m)

KITCHEN 10'4 x 7'8 (3.14m x 2.33m)



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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FIRST FLOOR LANDING

BEDROOM ONE 10'3 max x 10'6 (3.12m x 3.20m)

BEDROOM TWO 11'2 x 7'11 max (3.40m x 2.41m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 524425**

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The Property Ombudsman