



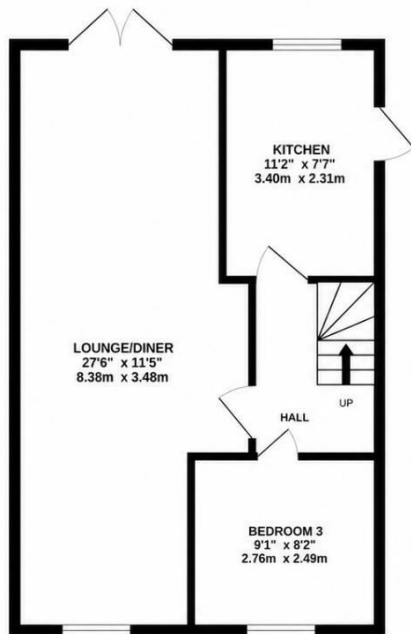
7 MANOR CLOSE NORTHAMPTON, NN7 4BX

£310,000
FREEHOLD

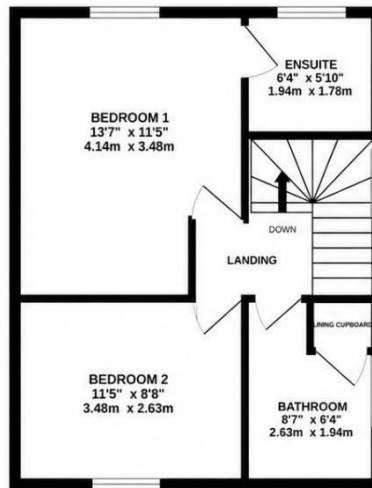
Stonhills are pleased to offer this well presented three bedroom semi-detached home situated in the heart of the highly sought-after village of Harpole. The property offers versatile accommodation, a refitted ensuite, enclosed rear garden, off road parking and excellent access to local schools, Northampton town centre, the M1 motorway, A45 and Northampton railway station. An ideal home for families or commuters alike.

 **stonhills**
LAND & ESTATE AGENTS

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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