

## 87 Broadway East, Northampton, NN3 2PP



### Asking Price £280,000 Freehold

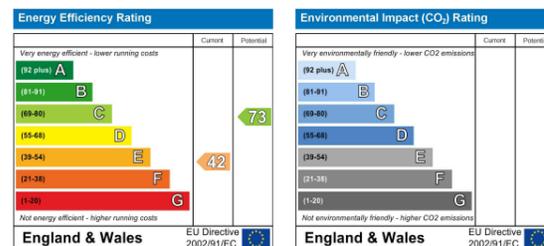
A beautifully presented bay-fronted end-of-terrace family home, ideally located close to local amenities and within a short walk of Abington Park.

The property offers bright and spacious accommodation, including a light-filled sitting room and an open-plan dining area with double doors opening onto the generous rear garden. The dining space flows seamlessly into the kitchen, which is fitted with integrated cooking appliances.

To the first floor are three well-proportioned bedrooms and a fully tiled family bathroom.

Externally, the property benefits from a small gated front garden with pathway access leading to the spacious rear garden which is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

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## ACCOMMODATION

### ENTRANCE HALL

### SITTING ROOM

13'2 x 12'10



### DINING AREA

13'7 x 10'11



### KITCHEN AREA

9'1 x 7'8



## FIRST FLOOR

### BEDROOM ONE

13'8 x 12'9



### BEDROOM TWO

11'2 x 9'9



### BEDROOM THREE

7'8 x 6'0



### BATHROOM

7'9 x 7'7



## OUTSIDE

## REAR GARDEN



## SERVICES

All mains services are connected. Heating is via a gas boiler to radiators.

## LOCAL AMENITIES

There is a selection of stores including a Post Office, Convenience Store, Newsagents and Mini Market in Bushland Road. A bus service to and from Northampton Town Centre runs from the Wellingborough Road and local schools include Weston Favell Primary School, Headlands Primary School in Bushland Road and secondary education at Weston Favell School in Booth Lane South. The Weston Favell Shopping Centre is approximately one mile away. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

## COUNCIL TAX

Council Tax Band -C

## HOW TO GET THERE

## DOI

For further information on viewing call 01604 230222