

for sale

offers in excess of **£285,000**



Sherwood Avenue Northampton NN2 8TA

Offered to the market with NO UPWARD CHAIN is this well presented three bedroom detached family home, ideally located for good first tier schooling and local shops and amenities. Benefiting from a re-fitted kitchen and family bathroom. Viewing is highly advised to fully appreciate.



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Entrance Porch

UPVC double glazed porch with double glazed windows to the front and rear elevations, and double glazed door to the side elevation. Further door opens to the living room..

Living Room

16' 4" into stairs x 11' 10" (4.98m into stairs x 3.61m)
UPVC double glazed window to the front elevation. Hard wood flooring, doors leading to the dining room and kitchen and stairs rising to the first floor landing.

Dining Room

12' 1" x 8' 4" (3.68m x 2.54m)
UPVC double glazed patio doors to the rear elevation, leading out to the rear garden. hard wood flooring and open doorway to the

re-fitted kitchen.

Kitchen

12' 5" max x 7' 11" (3.78m max x 2.41m)
Re-fitted modern whit kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary tiling to splash back areas. Integrated single electric oven and four ring electric hob with stainless steel cooker hood over and complimentary splash back. Plumbing for washing machine, under stairs storage cupboard, UPVC double glazed window to the rear elevation and door to the side elevation. Open doorway to the dining room.

First Floor Landing

Stairs rise from the living room. Doors lead off to three bedrooms and the re-fitted family bathroom. Airing cupboard and UPVC



double glazed window to the side elevation.

Bedroom One

14' 2" x 9' 3" (4.32m x 2.82m)

Double bedroom with UPVC double glazed window to the front elevation and room for freestanding wardrobes.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

Double bedroom with UPVC double glazed window to the rear elevation and built-in wardrobe.

Bedroom Three

9' 10" into door recess x 7' 1" (3.00m into door recess x 2.16m)

UPVC double glazed window to the front elevation and built-in storage cupboard.

Family Bathroom

Re-fitted modern three piece white suite comprising panelled bath with shower over and glazed shower screen, vanity wash hand basin and low level flush w.c with complimentary tiling to splash back areas. UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with driveway providing off road parking. Gated access to the rear garden..

Rear Garden

Mainly laid to lawn with flower and shrub borders. Paved patio area, retaining timber fencing and courtesy door to the single

detached garage.

Detached Single Garage

Detached single garage with up and over door. Window to the side elevation and courtesy door to the rear garden.

Council Tax Band

C





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: KTP407020 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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