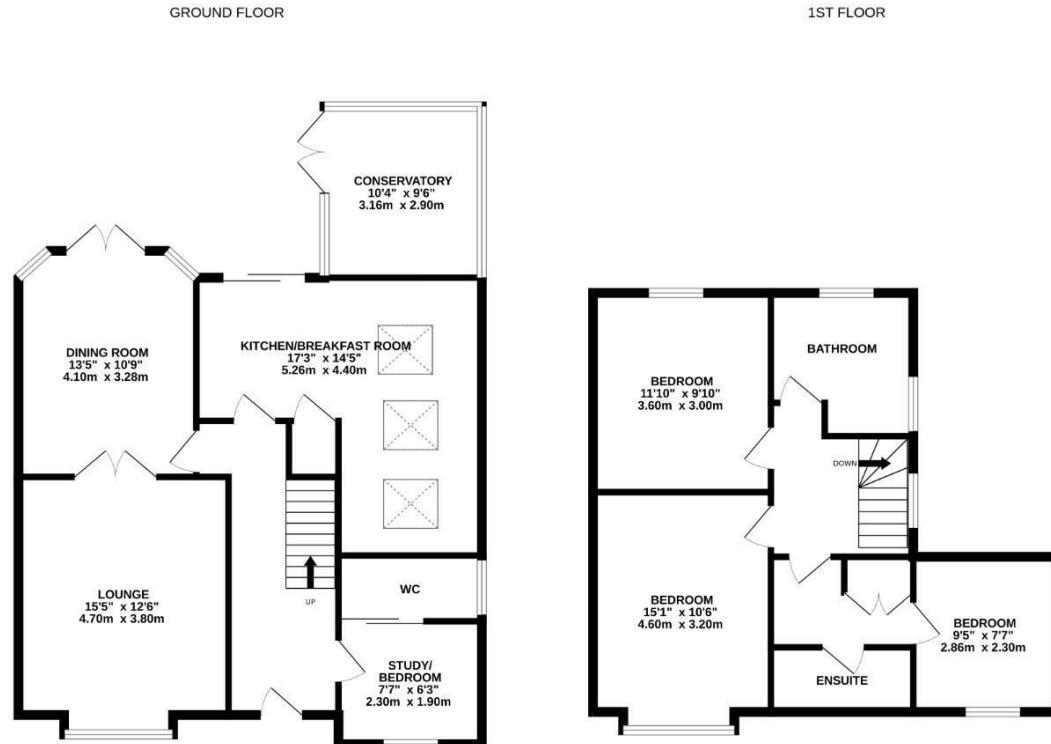




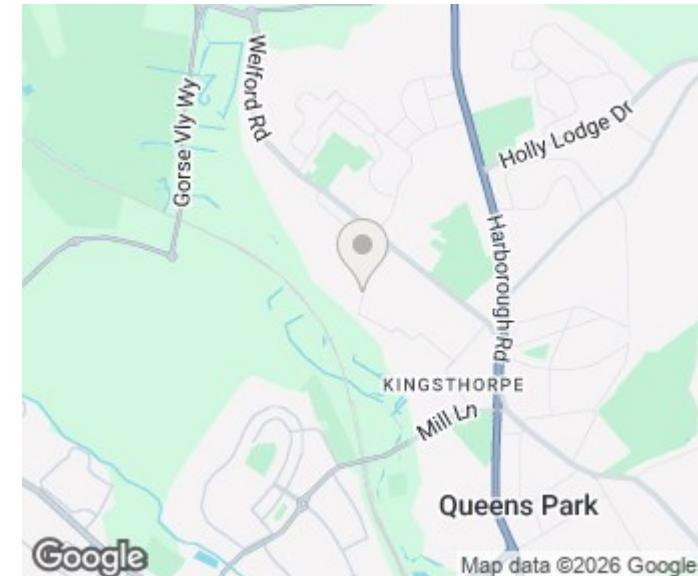
52 NORTH WESTERN AVENUE NORTHAMPTON, NN2 8HL

**£470,000
FREEHOLD**

Stonhills are pleased to offer this extended three/four bedroom detached family home, situated on the popular North Western Avenue in Kingsthorpe, within walking distance of local parks, shops and amenities. The property offers two reception rooms, an open plan kitchen/breakfast room, conservatory, home office and cloakroom. Upstairs are three double bedrooms, including an en-suite to bedroom three and a four-piece family bathroom. Outside is a wrap-around landscaped rear garden, along with a block paved driveway and double garage. Well presented throughout and ideally suited to family living.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. No liability is taken for any error, omission or mis-statement. This plan is for guidance 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		69	
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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