31 Lindisfarne Way
East Hunsbury
NORTHAMPTON
NN4 0WH

£220,000









- MID-TERRACE
- LOUNGE / DINER
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- REAR GARDEN
- ENERGY EFFICIENCY RATING : C

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A two bedroom mid-terrace property in the heart of East Hunsbury, offered in good condition with no upper chain. With accommodation comprising in brief; entrance hall, lounge / diner, kitchen, two double bedrooms, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, side by side off road parking to the front, and a rear garden with rear gated access.

Entrance Hall
9'8" x 5'11" (2.96 x 1.81)
Enter via UPVC door, stairs rising to first floor, wooden laminate flooring, radiator.

Lounge / Diner
14'2" x 10'2" (4.34 x 3.1)
Patio doors leading to rear garden, wooden laminate flooring, radiator.

Kitchen
9'8" x 7'5" max (2.97 x 2.28 max)
UPVC window to front aspect, a range of wall and base units with roll top work surfaces, integrated oven and hob, cupboard housing combination boiler, stainless steel sink and drainer, space for various appliances.

First Floor Landing
Loft access.

Bedroom One
11'9" x 8'10" (3.60 x 2.70)
UPVC window to rear aspect, radiator.

Bedroom Two
11'9" x 10'0" > 8'5" (3.60 x 3.05 > 2.59)
UPVC window to front aspect, storage cupboard, radiator.

Bathroom
6'3" x 5'6" (1.91 x 1.68)
Bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Front Garden
Driveway offering side by side off road parking for two vehicles.

Rear Garden
Covered patio area leading to lawn area, gated rear access, wooden shed, enclosed by wooden fencing.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: B

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



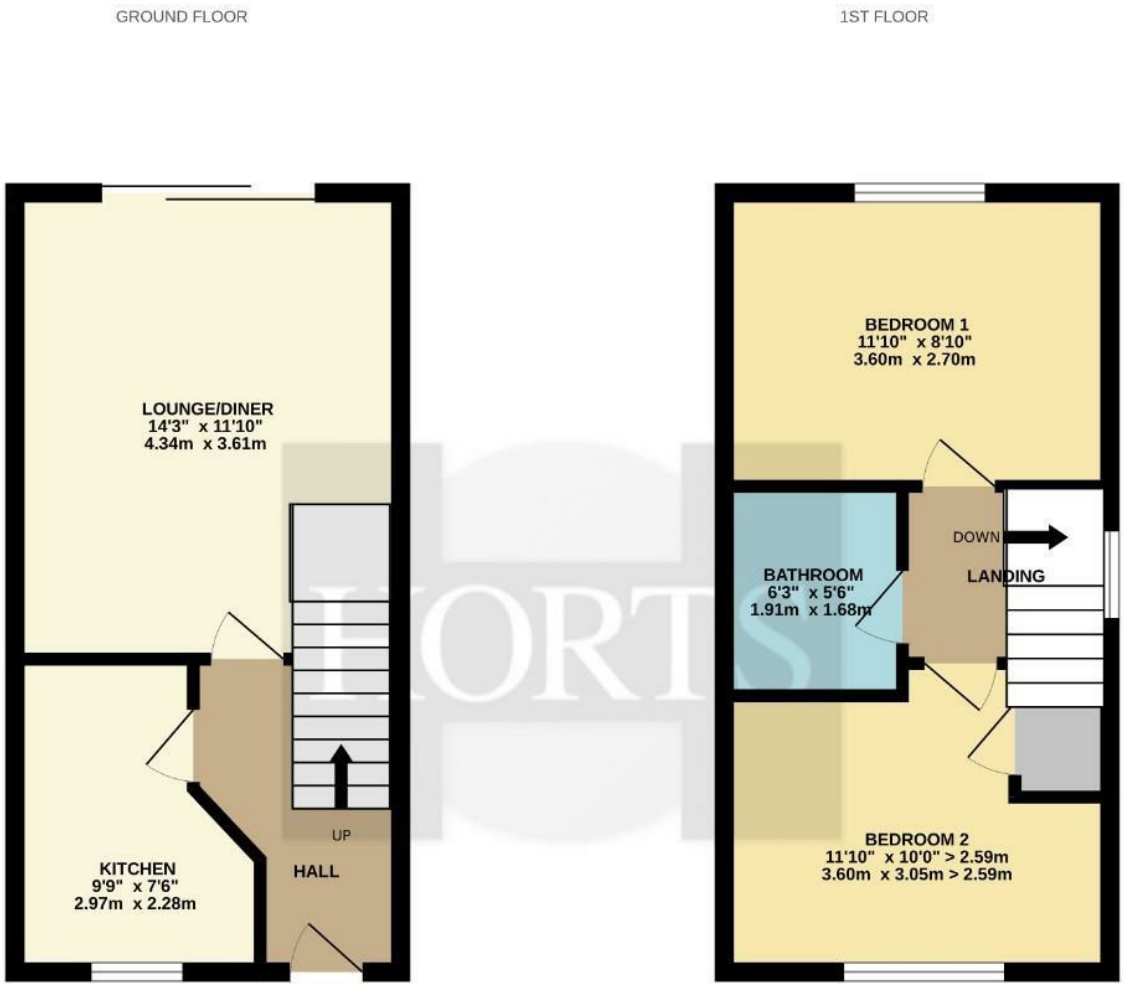








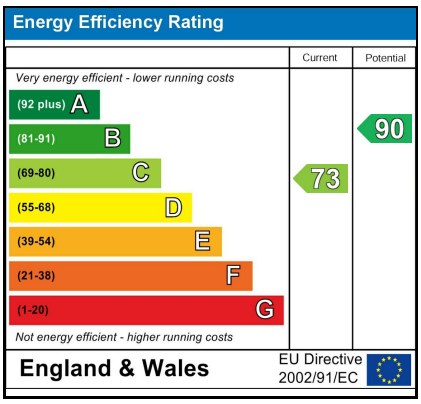


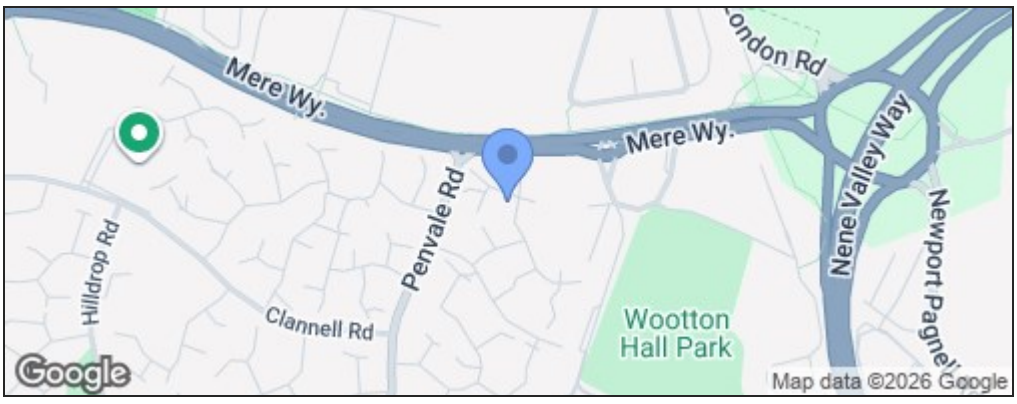


31 LINDISFARNE WAY

TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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