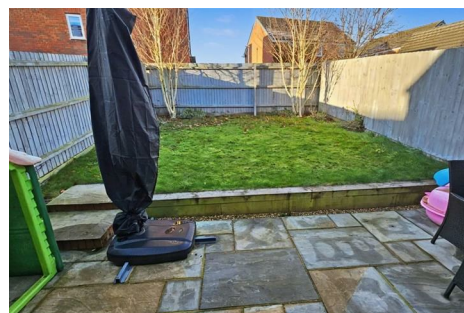
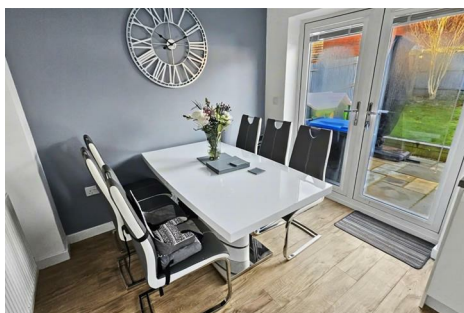


**4 Harrison Road**

**NORTHAMPTON  
NN5 6UY**

**£265,000**



- **SEMI DETACHED**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern three bedroom, semi detached property, situated in the recently constructed area of Harlestone. The accommodation comprises of entrance hall, lounge, kitchen/dining room, three bedrooms, master with ensuite, and family bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, gardens to front and rear and off road parking for two cars.

## **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor landing, radiator, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, radiator, laminate flooring, UPVC double glazed window to front.

### **Lounge**

14'5" x 12'1" (4.40 x 3.70)

Laminate flooring, radiator, UPVC double glazed window to front.

### **Kitchen/Dining Room**

15'3" x 9'2" (4.66 x 2.80)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, built in fridge/freezer and dishwasher, fitted gas hob with extractor fan over, electric oven, radiator, UPVC double glazed window and French doors to rear.

## **First Floor**

### **Landing**

Built in airing cupboard, access to loft, doors to:

### **Bedroom One**

12'1" x 9'5" (3.70 x 2.89)

Radiator, UPVC double glazed window to front, door to:

### **En Suite**

Suite comprising shower cubicle with shower unit above, hand wash basin, low level WC, fitted vanity cupboard under sink, radiator, UPVC double glazed window to front.

### **Bedroom Two**

9'4" x 7'9" (2.85 x 2.37)

Radiator, UPVC double glazed window to rear.

### **Bedroom Three**

7'7" x 5'8" (2.33 x 1.75)

Radiator, UPVC double glazed window to rear.

### **Family Bathroom**

Suite comprising bath unit, hand wash basin, low level W/C, radiator, UPVC double glazed window to rear.

## **Externally**

### **Front Garden**

Tarmac driveway providing off road parking for two cars, paved pathway leading to front.

**Rear Garden**

Paved patio area leading to lawn.

**Agents Notes**

Council Tax Band: C

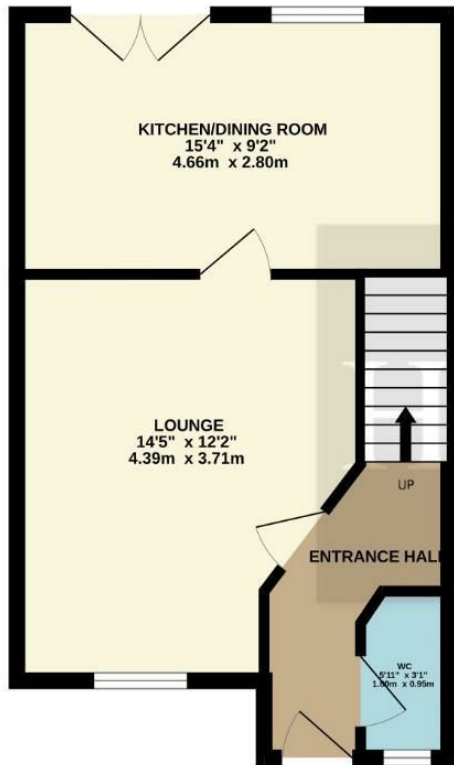




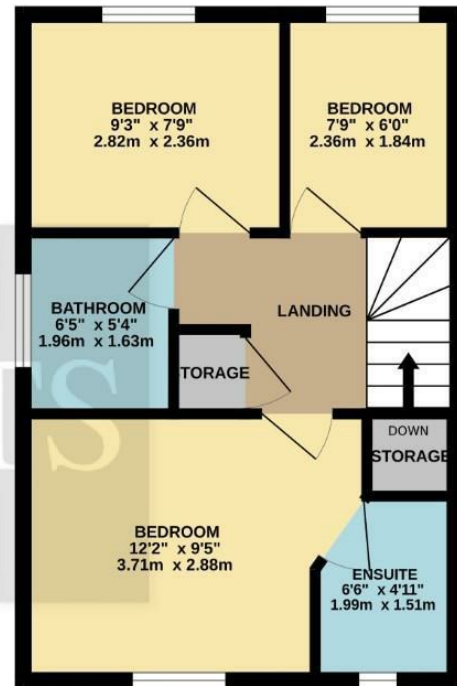




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

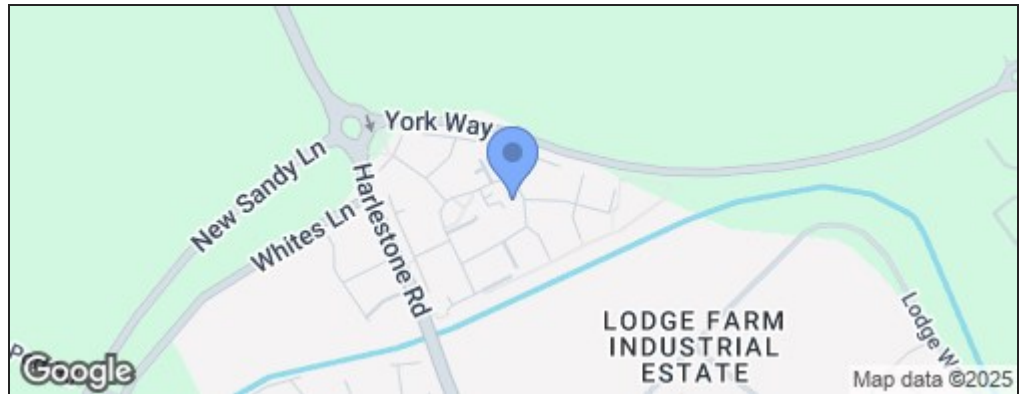


TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.