

for sale

offers in excess of **£240,000**



## Cranford Road Northampton NN2 7QX

Offered to the market with NO UPWARD CHAIN is this three bedroom terraced home ideally located within close proximity of local schools and amenities. benefiting from two reception rooms and off road parking, viewing is highly advised to fully appreciate.



# Cranford Road Northampton NN2 7QX

## Entrance Hall

Door to the front elevation and further doors leading off to the cloakroom, living room, dining room and kitchen. Stairs rise to the first floor landing.

## Cloakroom

Low level flush w.c and wash hand basin. Chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

## Living Room

UPVC double glazed bay window to the front elevation and wall mounted radiator.

## Dining Room

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Kitchen

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces with mixer tap over and tiled to splash back areas. Plumbing for washing machine and space for under counter fridge and freezer. UPVC double glazed door to the side elevation and UPVC double glazed window to the rear elevation looking out over the rear garden.

## First Floor Landing



Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family shower room. Access to the loft space.

### **Bedroom One**

UPVC double glazed window to the front elevation. Fitted wardrobe and wall mounted radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation and wall mounted radiator.

### **Bedroom Three**

UPVC double glazed window to the rear elevation and wall mounted radiator.

### **Family Shower Room**

Three piece white suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

### **Outside**

### **Driveway**

Gravelled driveway providing off road parking. Gated access to the side elands to the rear garden.

### **Rear Garden**

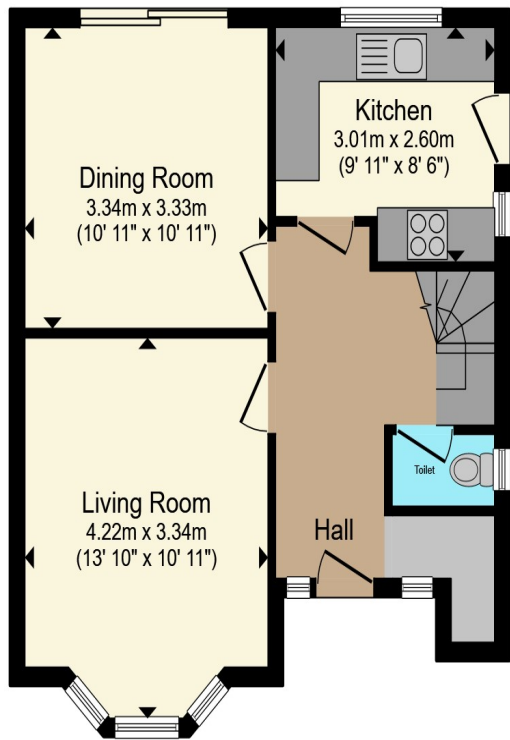
Mainly laid to lawn with retaining hedging and timber fencing.

Gated access to the side.

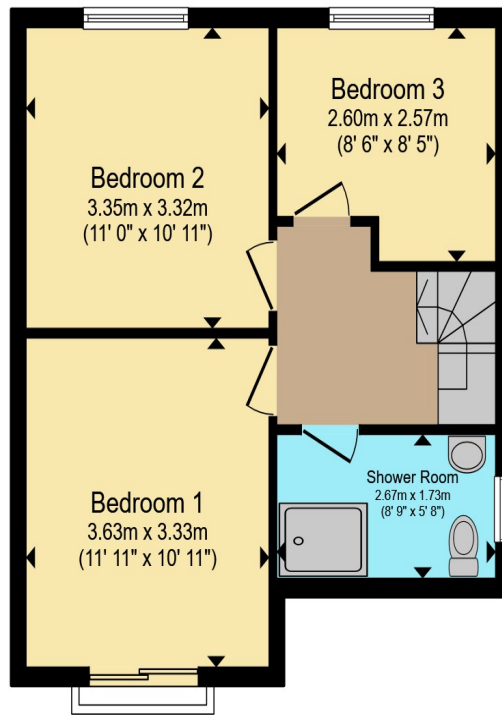
### **Council Tax Band**

A





**Ground Floor**



**First Floor**

Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

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Property Ref: KTP408246 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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