



**Merryhill, Northampton NN4 9YH**

**welcome to**

## **Merryhill, Northampton**

William H Brown are proud to present to the market this beautifully presented three-bedroom semi-detached home, located in the highly sought-after area of West Hunsbury, NN4.

### **Hallway**

Accessed via a modern UPVC double-glazed front door with frosted glass panels, the entrance hall features wood-effect flooring and a radiator. Stairs rise to the first floor.

### **Kitchen**

A contemporary kitchen fitted with a range of white gloss base and wall units, complemented by wood-effect worktops and tiled flooring. Includes an integrated electric oven and hob and fridge, stainless steel sink with drainer, and plumbing for a washing machine. A uPVC double-glazed window to the front aspect, and a breakfast bar.

### **Lounge/Diner**

Spacious reception room with uPVC double-glazed Victorian patio doors opening onto the rear garden, The room benefits wood-effect flooring, and an under-stairs storage cupboard.

### **First Floor Landing**

First landing houses an Airing cupboard.

### **Bedroom 1**

Master Bedroom, uPVC double-glazed window overlooking the rear garden and radiator beneath.

### **Bedroom 2**

uPVC double-glazed window to the front aspect, radiator

### **Bedroom 3**

Ideal as a home office, with uPVC double-glazed window to the front aspect, radiator, and wood-effect flooring.

### **Bathroom**

Three-piece suite comprising panelled bath, low-level WC, and vanity wash basin. Finished with tiled splashbacks and flooring. uPVC obscure double-glazed window to the side aspect.

### **Garden**

Fully enclosed with access to the front pathway, backs onto the garage and access to the separated garage door





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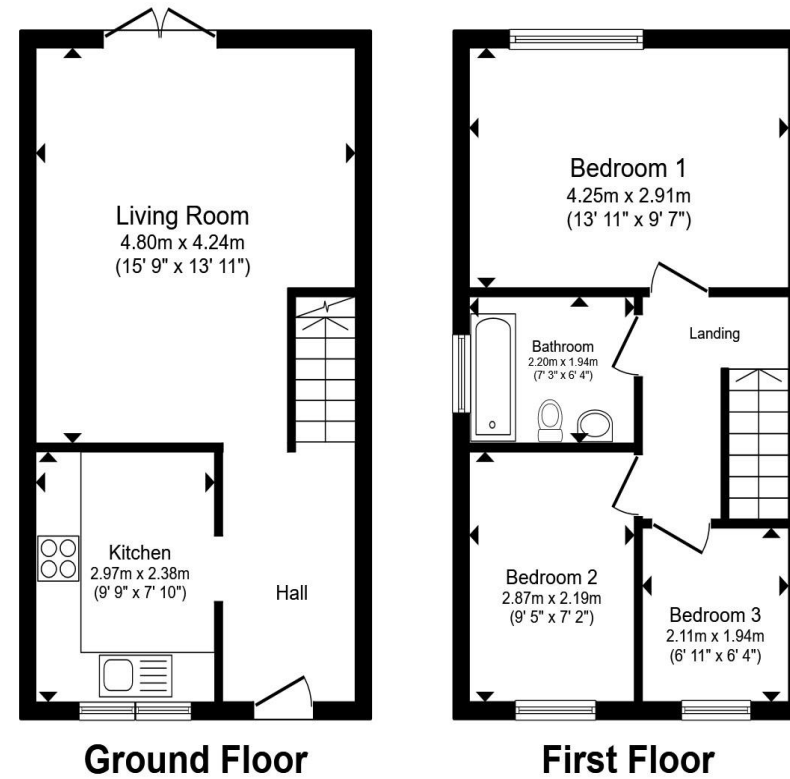
## Merryhill, Northampton

- Three Bedroom Semi-Detached Home
- Spacious Driveway for Up to Three Vehicles
- Single Garage with Internal Access
- Modern Kitchen/Breakfast Area
- Generous Master Bedroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£265,000**



Total floor area 67.3 m<sup>2</sup> (725 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
NMS115731 - 0007

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