



Mallory Walk, Northampton NN3 6EH

welcome to

Mallory Walk, Northampton

Located in the ever popular Parklands area of town and therefor benefiting from easy access to well regarded local schools such as Parklands Primary, Northampton School for Girls and Thomas Beckett Catholic Academy. Viewing is a must.

Entrance Hall

Entered via double glazed door to the side aspect, double glazed window to the side aspect, stairs rising to first floor landing, radiator and doors leading to:

Lounge

Double glazed French doors to the rear aspect leading to rear garden, spotlights to ceiling and radiator.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl sink and drainer unit with mixer tap over, integrated eye level double oven, electric induction hob, integrate fridge/ freezer, plumbing for washing machine, spotlights to ceiling, radiator, double glazed window to the side aspect and double glazed door to the side aspect.

Dining Room

Double glazed window to the front aspect and radiator.

Bathroom

The bathroom is fitted with a stylish white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, and low-level WC. Additional features include a heated towel rail, full-height wall tiling, and a double-glazed obscured window to the side aspect, providing both natural light and privacy.





First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Externally Front

To the front, a neatly presented gravelled garden offers an attractive and low-maintenance approach, complemented by a driveway to the side providing off-road parking.

Rear Garden

The rear garden boasts a well-maintained lawn and an impressive covered terrace, creating the perfect space for outdoor dining, entertaining, and relaxing throughout the year. Fully enclosed by timber fencing for privacy and security, the garden also benefits from gated side access to the front of the property.

Outbuilding

14' 6" x 10' 5" (4.42m x 3.17m)

The former garage has been partially converted and benefits from a double-glazed entrance door as well as double-glazed French doors leading to the rear garden. Offering excellent versatility, this space presents fantastic potential for conversion into a home office, playroom, guest suite, or self-contained annex, subject to any necessary consents.



view this property online williamhbrown.co.uk/Property/KIN109658



welcome to

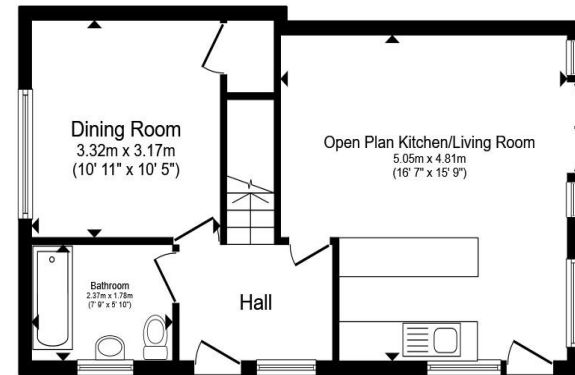
Mallory Walk, Northampton

- Upgraded and Renovated Throughout
- Potential for Home Office
- New Kitchen
- New Bathroom
- Driveway

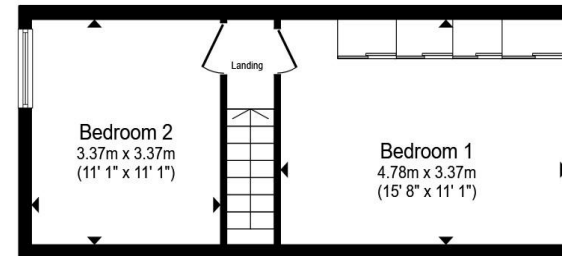
Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£260,000



Ground Floor



First Floor

Total floor area 76.5 m² (823 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



view this property online williamhbrown.co.uk/Property/KIN109658



Property Ref:
KIN109658 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk