



20 Mushroom Field Road, Northampton, NN3 5AD

£214,000

FOR SALE WITH NO UPWARD CHAIN ! Situated in a cul-de-sac within Ecton Brook is this spacious 3 bedroom home which is close to schools, local amenities and good road links. The property benefits from Modern kitchen, ground floor utility/WC, spacious lounge/diner, UPVC double glazing, gas radiator central heating with modern combi-boiler and 3 double bedrooms. Accommodation comprises of: Entrance hall, kitchen, utility/WC, lounge/diner and 3 bedrooms and shower room on the first floor. To the front is a block paved driveway providing good off road parking and to the rear is an enclosed garden with raised brick planters and steps leading up to 2 timber sheds.

PLEASE CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C







Entrance Hall

Kitchen

14'4 x 7'4

Lounge/Diner

17'6 x 17' max

Landing

Bedroom 1

17' x 8'4 max

Bedroom 2

13'5 x 8'7

Bedroom 3

12'2 upto wardrobe x 7'5

Wet Room

9'6 x 5'9



Tenure: Freehold  
Council Tax Band: A

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.  
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!