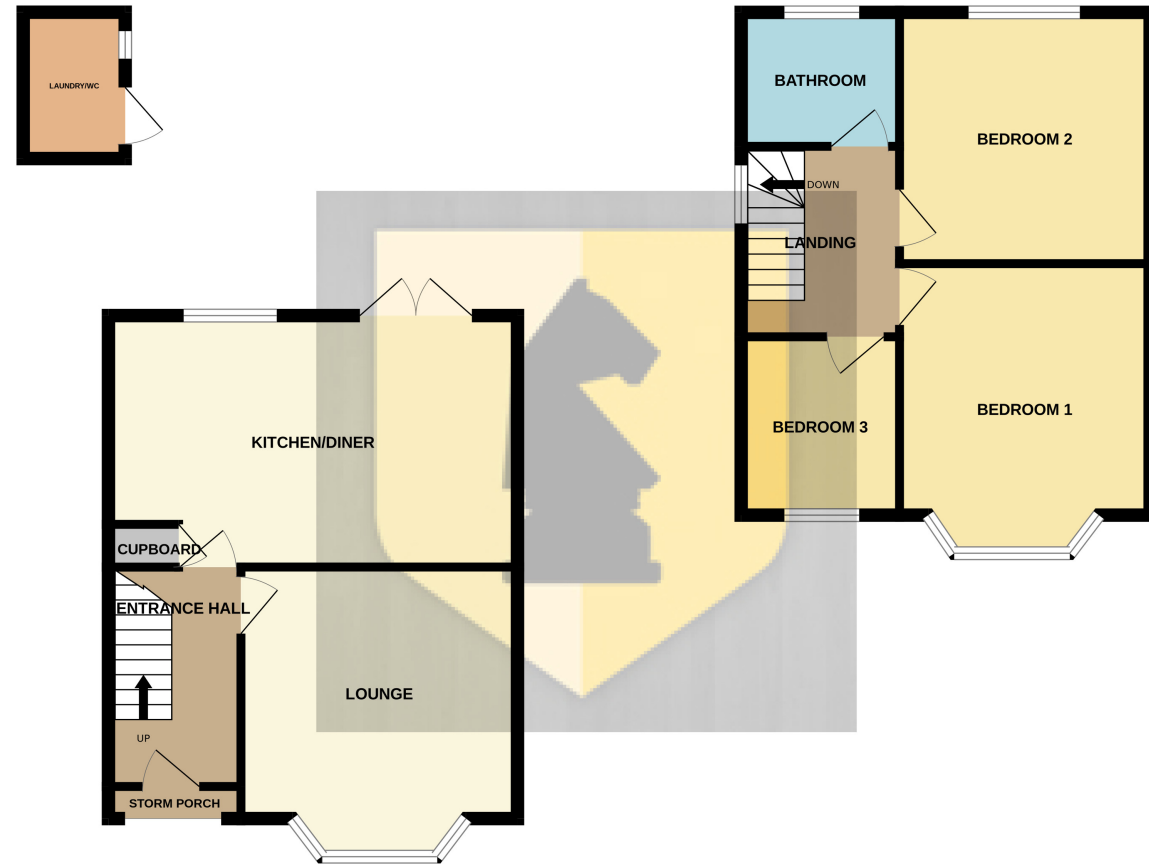


Make the right move!



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**69 Bushland Road, The Headlands,
Northampton. NN3 2NP.**

£310,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented three bedroom semi detached family home situated in the highly sought after Headlands area. The accommodation briefly comprises; entrance hall, lounge, kitchen/diner. To the first floor there are three bedrooms and a refitted bathroom. To the front of the property is a driveway for two vehicles and to the rear is a generous landscaped garden which is perfect for entertaining. Within the rear garden is a converted outhouse which is now used as a WC and utility space. Further benefits include gas radiator heating, upvc double glazing and the price includes all of the furniture and fittings (Can be omitted). We firmly recommend an internal viewing.

Entrance Hall

Entry gained via a composite upvc double glazed door with side panels. Stairs rising to the first floor. Built in cupboards. Door to;

Lounge

12' 8" x 11' 0" (3.86m x 3.35m) Upvc double glazed bay window to the front aspect. Radiator. Feature gas fireplace.

Kitchen/Diner

18' 0" x 11' 0" (5.49m x 3.35m) Refitted modern shaker style kitchen comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit. Integrated dishwasher. Fitted electric oven with hob and extractor hood mounted over. Upvc double glazed window to the rear aspect. Upvc double glazed French doors to the rear garden.

WC/Utility

Detached from the main dwelling and situated within the rear garden. Fitted WC, space and plumbing for a washing machine and tumble dryer.

Landing

Loft hatch. Upvc double glazed window to the side aspect.

Bedroom One

12' 8" x 11' 0" (3.86m x 3.35m) Upvc double glazed bay window to the front aspect. Radiator.

Bedroom Two

11' 1" x 11' 0" (3.38m x 3.35m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m) Upvc double glazed window to the front aspect. Radiator.

Bathroom

6' 7" x 5' 10" (2.01m x 1.78m) Refitted white suite comprising of a vanity unit hand wash basin with mixer tap over, low level WC with concealed cistern and panelled bath with mains shower over. Fully tiled walls. Recessed spotlighting. Extractor fan. Under floor heating system and heated towel rail. Obscure UPVC double glazed window to rear aspect. Shaver point.

Front Garden

A block paved driveway providing off road parking. Gated pedestrian access to the rear garden.

Rear Garden

A well maintained and attractive rear garden which is larger than average. A patio leads to a lawned area with an attractive pathway leading to the rear which is separated by a low level picket fence. At the rear of the garden is shed and a fire pit area. In the centre of the lawn is an established and well pruned apple tree.

