



15 Streambank Road,  
Northampton. NN3 8YG



**EDWARD KNIGHT**  
ESTATE AGENTS





£220,000

Freehold

Edward Knight Estate Agents are pleased to offer this well presented and extended three bedroom end of terrace property which is currently set up as a two bedroom. The accommodation comprises of a large entrance hall with utility space, kitchen, lounge/diner and family room. To the first floor there are two double bedrooms and a large landing reception area which used to include the third bedroom and a family bathroom. Externally there is a garden to the front and rear. Within the rear garden is a large shed which has electricity. Further benefits include gas radiator heating and upvc double glazing.



### **Entrance Hall**

Entry gained via a double glazed door. Stairs rising to the first floor. Fitted kitchen cupboards.

### **Kitchen**

10' 10" x 10' 0" (3.30m x 3.05m) Fitted kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit. Fitted double oven, gas hob with extractor hood mounted over. Space for white goods.

### **Lounge/Diner**

20' 11" x 10' 7" (6.38m x 3.23m) Upvc double glazed French doors onto the rear garden. Radiator. Feature fireplace.

### **Family Room/Bedroom**

12' 0" x 9' 1" (3.66m x 2.77m) Upvc double glazed French doors to the rear garden. Upvc double glazed window to the rear aspect.

### **Landing**

14' 6" x 10' 0" (4.42m x 3.05m) Mostly occupying the space of bedroom three, this large landing area is now a first floor lounge area., with radiator and double glazed window to the front aspect.

### **Bedroom One**

11' 3" x 10' 7" (3.43m x 3.23m) Double glazed window to the rear aspect. Radiator. Range of fitted furniture.

### **Bedroom Two**

10' 7" x 9' 8" (3.23m x 2.95m) Double glazed window to the rear aspect. Radiator.

### **Bathroom**

Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath with shower fitted over. Wall mounted combination boiler. Upvc double glazed window to the front aspect.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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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