

Make the right move!



EDWARD KNIGHT
ESTATE AGENTS

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 1021 sq.ft. (94.8 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.
Made with Metropix 6/2024



**5 Stanton Avenue, Spinney Hill, Northampton.
NN3 6BZ.**

£270,000 Freehold

Edward Knight Estate Agents are pleased to present for sale this beautifully maintained and extensively upgraded three-bedroom terraced house, featuring a spacious garage to the rear. The property includes an entrance hall, lounge, kitchen/diner, conservatory, first-floor landing, three bedrooms, and a family bathroom. Additional advantages include a gas radiator heating system, predominantly double-glazed windows, a front garden, an expansive rear garden, and a sizeable garage accessible via a service road.

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.

Entrance Hall

Radiator. Stairs to first floor.

Lounge

12' 10" x 11' 3" (3.91m x 3.43m) UPVC double glazed bay window to front. Radiator.

Kitchen/Diner

Comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated electric oven with induction hob and extractor above, radiator, wall mounted boiler, space for fridge/freezer, double glazed door to conservatory.

Conservatory

Large conservatory with double glazed windows and door to garden. Plumbing for washing machine. Power points. Radiator.

Landing

Loft access. Radiator.

Bedroom One

12' 1" x 10' (3.68m x 3.05m) UPVC double glazed window to rear. Radiator. TV point.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m) UPVC double glazed window to front. Radiator.

Bedroom Three

11' 8" x 4' 11" (3.56m x 1.50m) UPVC double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panelled bath with shower above, wash hand basin and low level w.c. Radiator. UPVC double glazed window to rear.

Externally

Front Garden

The front garden is enclosed and laid to lawn, featuring a pathway that leads to the front entrance. It is bordered by hedging and includes a pedestrian gate.

Rear Garden

Large rear garden with paved patio area leading on to lawn. Gate to rear. Outside tap.

Workshop

19' 3" x 10' 4" (5.87m x 3.15m) Door leading into the garage.

Garage

19' 3" x 10' 8" (5.87m x 3.25m) Large garage accessed via the service road. Up and over door.

