



THE ESTATE AGENTS
1977



Delapre Crescent Road, Northampton NN4 8NH
Offers Over £250,000 - Freehold



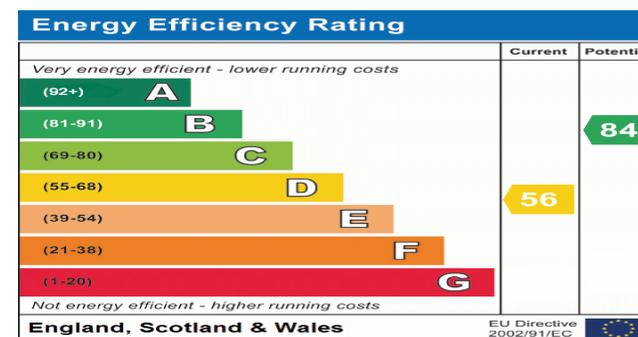
PROPERTY DESCRIPTION

The Estate Agents are pleased to present this three bedroom property in a sought after area close to the historic Delapre Abbey. The accommodation briefly comprises; entrance hall, a spacious open plan living dining room, kitchen and garden W.C. On the first floor are three bedrooms and family bathroom. The property also benefits from a loft room which has potential to convert to a bedroom, subject to obtaining relevant permissions. Outside there's some frontage and a generous rear garden, ideal for outdoor entertaining and potential for an off road parking space.

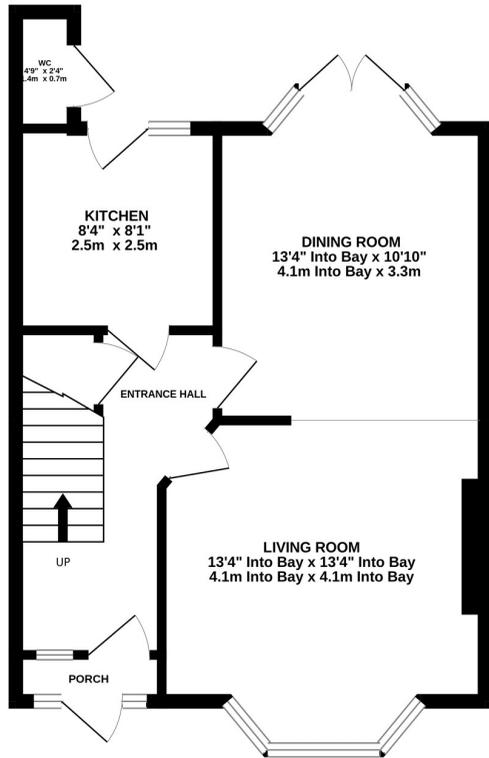
The property is ideally located close to local amenities, schools and Delapre Abbey. Northampton train station & town centre are within easy reach. Far Cotton also provides easy access to the A45/A43 and M1, while the train station has a regular service to London Euston in under an hour.

POINTS OF INTEREST

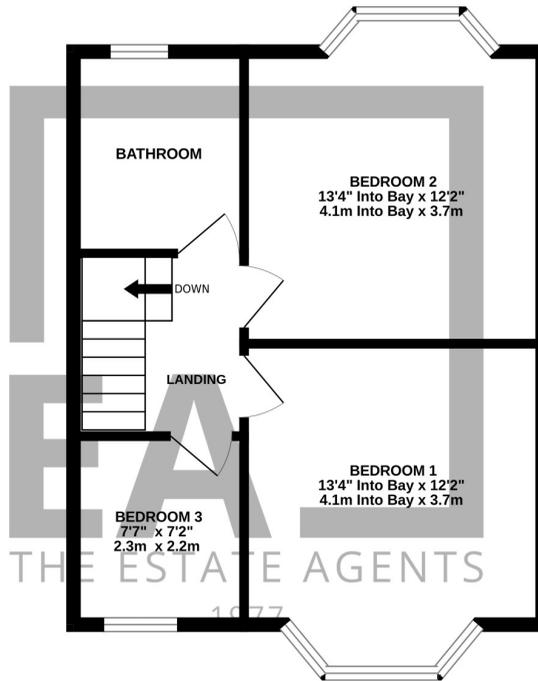
- Three Bedrooms
- Open Plan Living & Dining Room
- Partially Converted Loft Room
- Potential For Off Road Parking
- Ideally Located Within Easy Reach Of Town Centre, Train Station & University
- Close To The Historic Delapre Abbey & Golf Course
- Complete Upward Chain
- Ideal First Time Buy/Investment



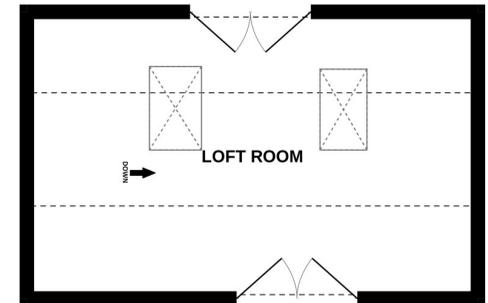
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



LOFT
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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.