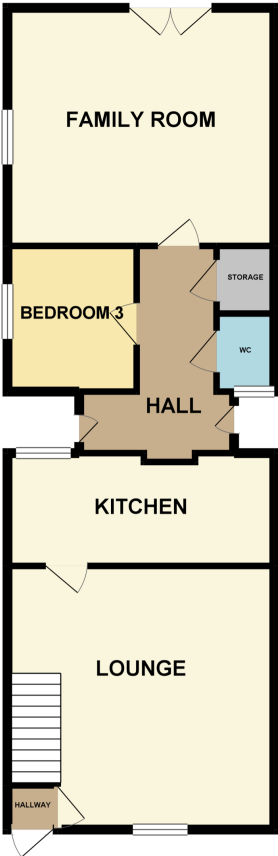


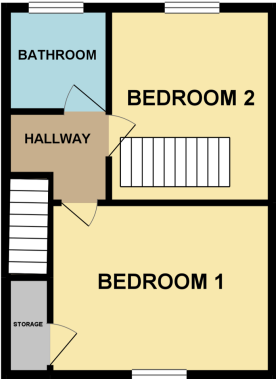
Make the right move!



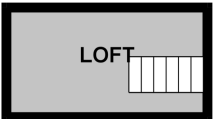
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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7 Ferndale Road, Northampton. NN3 2NR.

£230,000 Freehold

Edward Knight Estate Agents are delighted to bring this three bedroom terraced home to the market. Located in the well sought after area of Weston Favell, this home is perfect for those seeking a quiet location without being too far from all local amenities. Weston Favell provides transport links to the A45, A43 and our town centre, Northampton. The property briefly comprises of, entrance hall leading to the living room, spacious fitted kitchen and utility space. The ground floor also provides an easily accessible downstairs bedroom and W/C. First-floor landing, two bedrooms, and a family bathroom. Externally, the home features a larger than average rear garden and a driveway offering off-road parking for two cars. Early viewing is strongly advised!

**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.



**Tel: 01604 632433**

**[www.edwardknight.co.uk](http://www.edwardknight.co.uk)**

**Lounge**

16' 1" x 15' 10" (4.90m x 4.83m)

Gas central heating radiator to the front aspect. Fireplace to the centre. UPVC double glazing. Carpeted floor.

**Kitchen**

16' 0" x 14' 0" (4.88m x 4.27m)

Eye level and lower storage cupboards fitted. Electric hob, oven and extractor hood fitted over. Inset steel sink with mixer taps over. Space & plumbing for dishwasher and washing machine. UPVC doors to either side of the property. Double glazed window to the rear aspect. Laminate flooring.

**W/C**

Two piece suite fitted, toilet and sink basin fitted. Window to the front aspect. Laminate flooring.

**Family Room**

16' 0" x 12' 6" (4.88m x 3.81m)

UVPC double glazed window to the side aspect. Double UVPC French doors to the rear. Laminate flooring. Gas central heated radiator.

**Bedroom 3**

8' 9" x 7' 9" (2.67m x 2.36m) ]

UPCV double glazed window to the side aspect. Gas central heated radiator fitted. Laminate flooring.

**Bedroom 1**

13' 8" x 10' 4" (4.17m x 3.15m)

Built in storage cupboard. Gas rental heated radiator fitted. UPVC double glazed window to the front aspect. Carpeted flooring.

**Bedroom 2**

11' 3" x 10' 4" (3.43m x 3.15m)

Gas rental heated radiator fitted. UPVC double glazed window to the rear aspect. Carpeted flooring. Staircase leading to upper loft conversion/storage.

**Bathroom**

6' 3" x 6' 1" (1.91m x 1.85m)

Tiled walls. Laminate flooring fitted. UVPC double glazed window to the rear aspect. Three piece bathroom suite, comprising of a bath with mixer tap over/shower, hand wash basin with pedestal, Low flush W/C.

