

Make the right move!



26 Brockton Street, Northampton. NN2 6EQ.

£300,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this extended three bedroom, three storey end of terrace town house with garage and off road parking for several vehicles. Occupying a corner plot the accommodation briefly comprises of; entrance hall, cloakroom/WC, kitchen and lounge/diner. To the first floor are two double bedrooms and a family bathroom. To the second floor is a master bedroom with a walk-in-wardrobe and a shower room. Externally there are gardens to the front and rear with the rear being larger than usual. There is also a garage with driveway for approximately four vehicles. The property further benefits from gas radiator heating and recently fitted UPVC double glazing and is in excellent condition throughout.

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.

Ground Floor

Hallway

Entry via UPVC door. Stairs leading to the first floor. Doors into:

Kitchen

12' x 6' 2" (3.66m x 1.88m) Recently fitted modern shaker style kitchen suite comprising of a range of base and eye level units with coordinating work surfaces over. Inset sink and drainer unit with mixer tap over. Fitted electric oven and gas hob with extractor fan over. Integrated washing machine, fridge/freezer and dishwasher. Breakfast bar. Radiator. Tiling to water sensitive areas. Recently installed UPVC Double glazed window to the front aspect.

Lounge/Diner

27' 0" x 13' 0" (8.23m x 3.96m) Recently installed UPVC double glazed windows to the side and rear aspect. UPVC double glazed double doors to the rear garden. Two radiators. storage cupboard. Feature fireplace.

WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Radiator. Obscured recently installed UPVC double glazed window to the front aspect.

Landing

Radiator. Stairs leading to the second floor. Doors into:

Bedroom Two

13' x 10' 5" (3.96m x 3.18m) Recently installed UPVC double glazed windows to the rear aspect. Radiator.

Bedroom Three

13' x 10' 2" (3.96m x 3.10m) Recently installed UPVC double glazed windows to the front aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush WC. Vanity unit with sink mounted over. Radiator. Recently installed double glazed obscured window to the side aspect.

Second Floor

Landing

Doors into:

Bedroom One

13' x 12' 5" (3.96m x 3.78m) Recently installed UPVC double glazed windows to both the front and side aspect. Radiator. Door into a large walking wardrobe.

Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed corner shower cubicle. Radiator. Large double glazed Velux window to the rear aspect.

Externally

Front Garden

Laid to lawn with a pathway leading to the front entrance and to the rear. A gate leads through to the rear garden. Gravelled borders.

Rear Garden

A larger than average southerly facing rear garden occupying a corner plot. Enclosed via timber panelled fencing. Large paved patio area leading to a large lawn area with raised gravel boarders. Side gate leading to the front aspect.

Garage

A driveway providing off road parking for three vehicles and leading to the garage. Accessed via a metal up and over door.

