

for sale

offers over **£260,000**



Merryhill Northampton NN4 9YH

A well-presented three-bedroom semi-detached home with driveway and garage, situated in a popular residential location. Viewing advised.

Merryhill Northampton NN4 9YH

Entrance Hall

Door to the front, connecting door to the lounge/ diner and open to the kitchen. Stairs rising to the first floor landing and a wall mounted radiator.

Kitchen

Fitted kitchen with a range of wall and base level units, stainless steel sink and drainer set into work surface with a swan neck mixer tap over and tiling to the splashback areas. Space for an upright fridge freezer, plumbing for a washing machine and dishwasher. Integrated appliances comprise an electric oven and four ring gas hob with cooker hood over. UPVC double glazed window to the front elevation and tiled floor.

Lounge/ Diner

UPVC double glazed patio door to the rear elevation. Free standing fireplace with electric fire set in, TV and telephone point. Under stairs storage, wall mounted radiator and coving to the ceiling. Space for a dining table.

First Floor Landing

Stairs rise from the entrance hall, doors leading off to three bedrooms and the family bathroom. Storage cupboard and access to the partially boarded loft.

Bedroom One

UPVC double glazed window to the rear elevation. Built in wardrobes and a wall mounted radiator.

Bedroom Two

UPVC double glazed window to the front elevation and a wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation and a wall mounted radiator.

Family Bathroom

Re-fitted tiled suite comprising a panelled bath with a mixer tap and shower attachment. Low level flush w.c and a pedestal wash hand basin. Chrome heated towel rail and a UPVC double glazed opaque window to the rear elevation.



Outside

Front Garden

Mainly laid to lawn front garden with shrub borders, outside water tap and a driveway providing off road parking leading to the single garage with gated access to the side of the property leading to the rear garden.

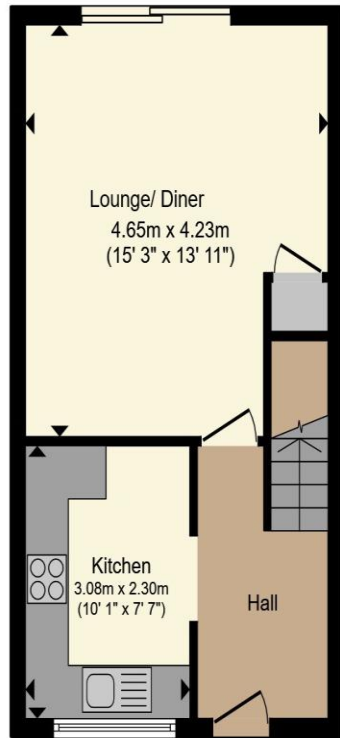
Rear Garden

Landscaped rear garden, mainly laid to lawn, shrub borders, paved patio ideal for entertaining along with further garden space too the rear and side of garage creating a private area. External lighting, timber retaining fence and gated access to the side of the property opening to the driveway.

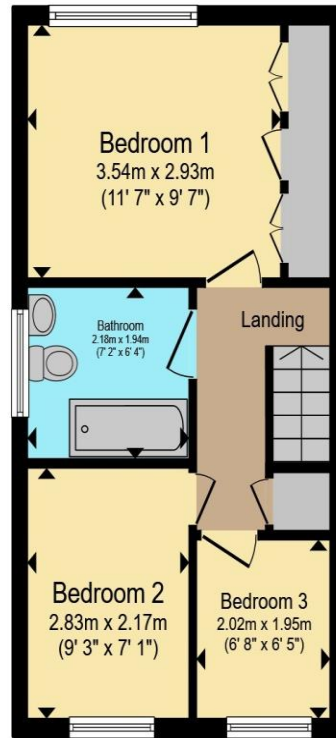
Garage

Single garage with up and over door.





Ground Floor



First Floor

Total floor area 66.2 m² (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: WFL408810 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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