

**69 Friars Avenue
Delapre
NORTHAMPTON
NN4 8PX**

£280,000



- **MATURE SEMI DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **CLOSE TO DELAPRE ABBEY**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **GENEROUS REAR GARDEN**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom semi detached property in this highly popular area close to Delapre Abbey and road links, with a large driveway to the front and a generous private rear garden. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, outbuilding storage, and a downstairs wc to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

13'5" x 6'5" (4.10 x 1.96)

Enter via UPVC door, stairs rising to first floor, under stairs storage, wooden laminate flooring, radiator.

Lounge

13'10" x 11'3" (4.22 x 3.43)

UPVC French doors to rear aspect, feature gas fireplace, wooden laminate flooring, radiator.

Dining Room

10'7" x 7'8" (3.25 x 2.35)

UPVC window to front aspect, wooden laminate flooring, radiator.

Kitchen

10'5" x 9'10" (3.20 x 3.01)

UPVC window to rear aspect, door leading to rear lobby, a range of wall and base units with roll top work surfaces, electric hob with extractor over, oven, stainless steel sink and drainer, space for various appliances, complementary tiling, ceramic tiled flooring, radiator.

Rear Lobby

UPVC door to front aspect, aluminium door to rear.

Storage Area

5'5" x 4'0" (1.67 x 1.23)

UPVC window to front aspect, ceramic tiled flooring.

Downstairs WC

Low level WC, ceramic tiled flooring.

First Floor

Landing

UPVC window to front aspect, loft access.

Bedroom One

12'9" x 10'4" (3.89 x 3.16)

UPVC window to rear aspect, fitted wardrobes, wooden laminate flooring, radiator.

Bedroom Two

11'2" x 10'8" (3.41 x 3.27)

UPVC window to rear aspect, cupboard housing combination boiler, radiator.

Bedroom Three

9'10" x 7'5" (3.00 x 2.27)

UPVC window to front aspect, storage cupboard, wooden laminate flooring, radiator.

Bathroom

6'6" x 5'5" (1.99 x 1.67)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

Externally**Front Garden**

Block paved driveway offering off road parking, lawn area with various paving, enclosed by high level hedges.

Rear Garden

Patio area leading to large raised lawn with various paving, brick outbuilding storage, enclosed by wooden fencing and hedges.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: B





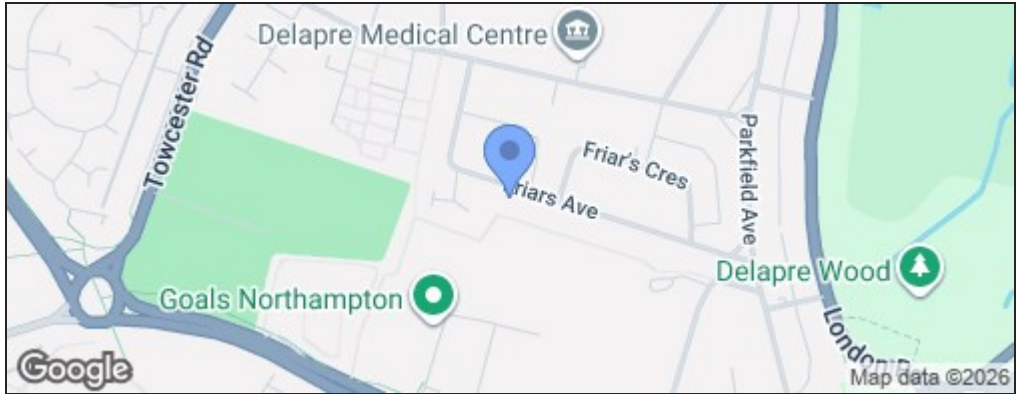


TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.