2 Stoneyhurst
Briar Hill
NORTHAMPTON
NN4 8SY

£900 Per Month

- AVAILABLE NOW
- EXCELLENT CONDITION
- MODERN BATHROOM
- DOUBLE GLAZED
- THREE BEDROOMS
- FULLY FITTED KITCHEN
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING: TBA

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Available Now A beautifully presented three bedroom home just to the south-west of Northampton town centre. The property offers good size open-plan living, a refitted kitchen with built-in appliances and modern fitted bathroom with shower and screen over the bath. Heating is supplied via radiators and all windows are double glazed. **Unfurnished, sorry no pets**

Ground Floor

Entrance Hall
Entry through partly glazed composite door, tiled floor, stairs rising to first floor with under stairs cupboard, further storage cupboard, radaitor.

Lounge/Dining Room
24'7" x 10'0" max (7.50 x 3.05 max)
Laminate flooring, two radiators, full length windows to front and rear aspect, partly glazed UPVC door leading to rear garden.

Kitchen
9'6" x 8'9" (2.91 x 2.67)
Recently refitted in grey wall and base mounted cupboards, roll top work surfaces space, inset induction hob with extractor over, fitted double oven with microwave above, integrated fridge/freezer, integrated dishwasher and washing machine, half tiling to walls, tiled floor, spot lights to ceiling, window over looking rear garden.

First Floor

Landing
Access to loft area, radaitor.

Bedroom One
13'3" x 8'8" (4.04 x 2.65)
Radaitor, strip wood and painted floor, full length window over looking rear garden.

Bedroom Two
11'5" x 8'1" (3.50 x 2.48)
Laminate flooring, radaitor. full length window to front elevation.

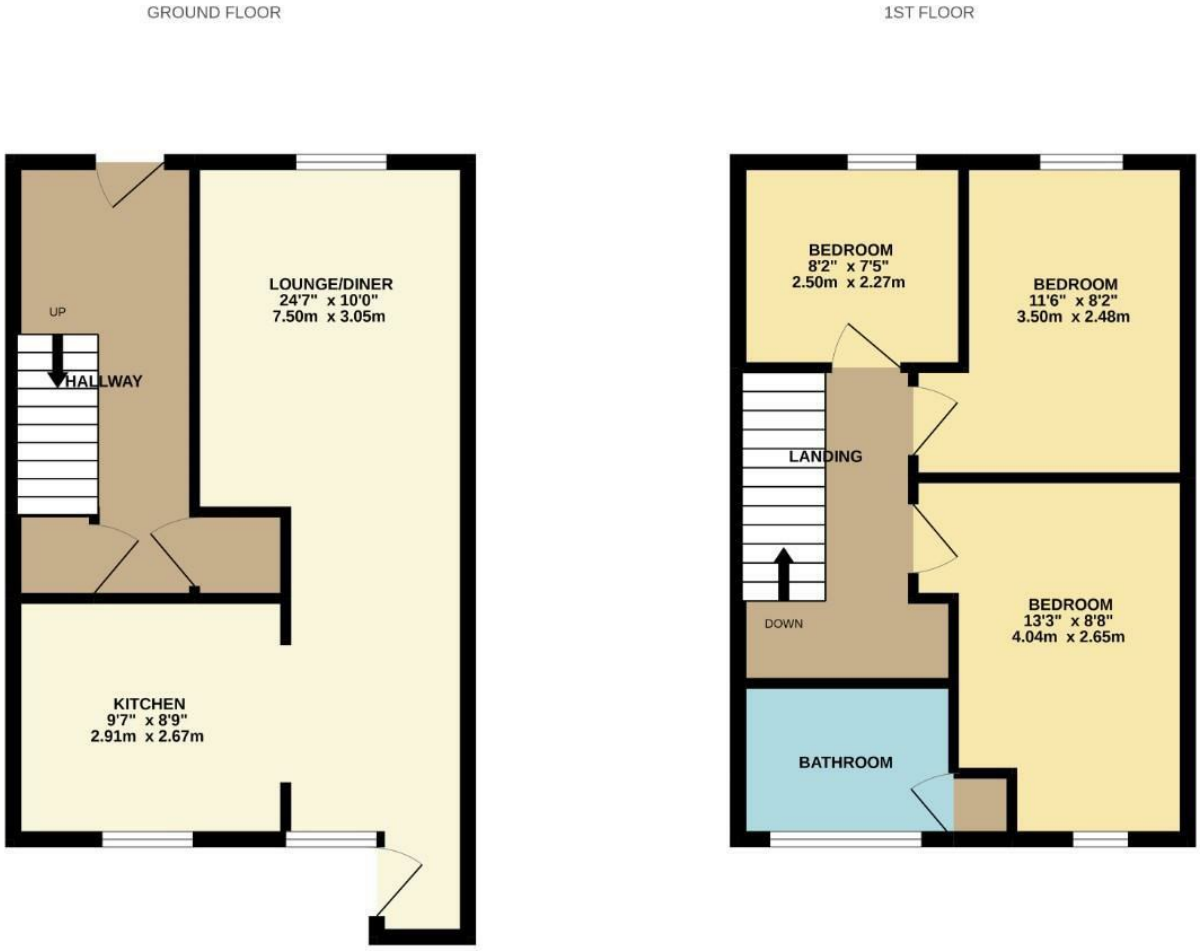
Bedroom Three
8'2" x 7'5" (2.50 x 2.27)
Laminate flooring, radaitor, full length window to front elevation.

Bathroom
Refitted with P shaped bath offering mixer shower and screen, wash hand basin with vanity cupboard below, close coupled W/C, heated chrome towel rail, sunken spotlights to ceiling, full height tiling to walls, tiled floor. cupboard housing gas fired central heating boiler, radaitor, frosted window to rear elevation.

Externally

Front Garden
Double width path way to entrance with lawn to side. Enclosed to one side by hedgerow (PLEASE NOTE THAT THIS IS NOT OFF-ROAD PARKING)

Rear Garden
Decking area onto lawn with raised shrub beds. The rear garden is fully enclosed by brick retaining wall and fencing, gated rear pedestrian access, outside courtesy lighting.



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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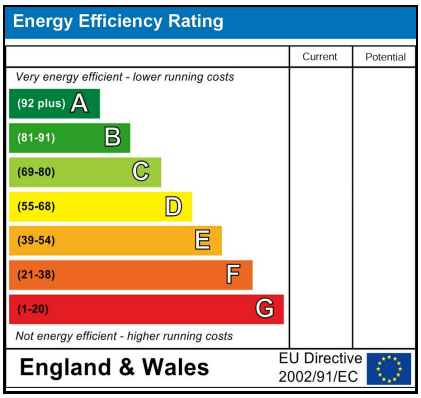

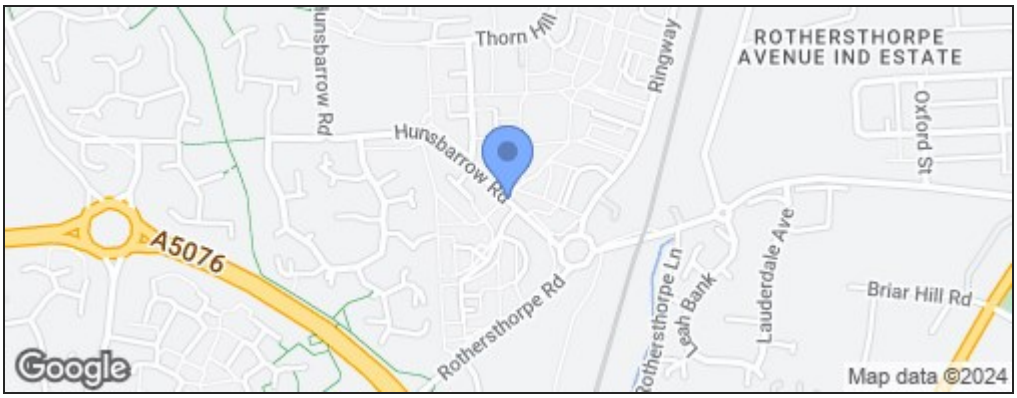

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