93 Parkfield Avenue
Delapre
NORTHAMPTON
NN4 8QD

£260,000

- SEMI DETACHED
- LARGE DOUBLE SIZE GARAGE
- KITCHEN/DINING ROOM
- NO CHAIN
- GARDENS
- THREE BEDROOMS
- UPVC DOUBLE GLAZED
- OFF ROAD PARKING
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: TBC

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Nestled on the charming Parkfield Avenue in Northampton, this semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The property features a well-appointed bathroom, catering to the needs of modern living. Its older character adds a unique charm, providing a sense of history and warmth that newer builds often lack.

One of the standout features of this home is the generous parking provision, accommodating up to four vehicles, which is a rare find in urban settings. Additionally, the large double garage offers further versatility, whether for storage, a workshop, or even a potential conversion to suit your needs.

This residence is not just a house; it is a place where memories can be made. With its prime location in Northampton, you will find yourself within easy reach of local amenities, schools, and parks, making it an ideal choice for families.

In summary, this semi-detached house on Parkfield Avenue combines space, character, and practicality, making it a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home.

Ground Floor

Entrance Porch
UPVC double glazed door and windows to front, door to:

Entrance Hall
Stairs leading to first floor landing, radiator, wooden flooring, doors to;

Lounge
11'3" x 13'7" into bay (3.43 x 4.15 into bay)
Radiator, television point, UPVC double glazed bay window to front.

Kitchen/Dining Room
17'10" x 12'3" (5.45 x 3.74)
Kitchen comprising sink unit with base cupboards below, range of floor standing cupboards with work tops above, eye level cupboards, two twin electric ovens, five ring hob with extractor fan above, plumbing for washing machine and dishwasher, laminated wooden flooring, radiator, UPVC double glazed windows and French doors out to rear,

First Floor

Landing
Access to loft, built in cupboard with wall mounted boiler, UPVC double glazed window to side, doors to;

Bedroom One
11'11" x 11'1" (3.65 x 3.39)
Radiator UPVC double glazed window to rear.

Bedroom Two
11'2" x 13'5" into bay (3.42 x 4.11 into bay)
Radiator, UPVC double glazed bay window to front.

Bedroom Three
8'3" x 6'2" (2.53 x 1.90)
Radiator, UPVC double glazed window to front.

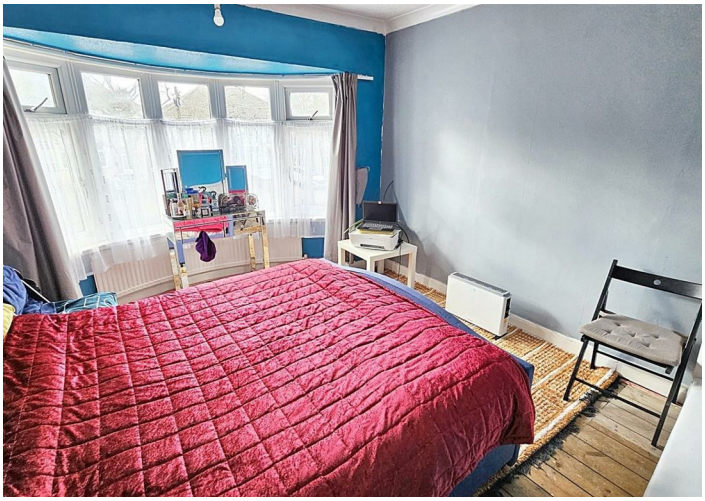
Family Bathroom
Three piece suite comprising bath unit with shower above, hand wash basin, low level W/C, radiator, UPVC double glazed window to rear.

Externally

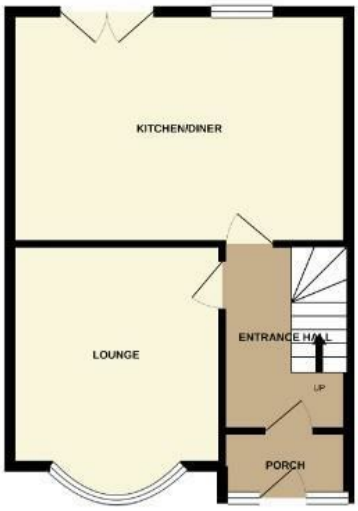
Front Garden
Mainly laid to paving and gravel for off road parking for two cars.

Rear Garden
Paved concrete patio area, small area laid to lawn, door to rear of garage.

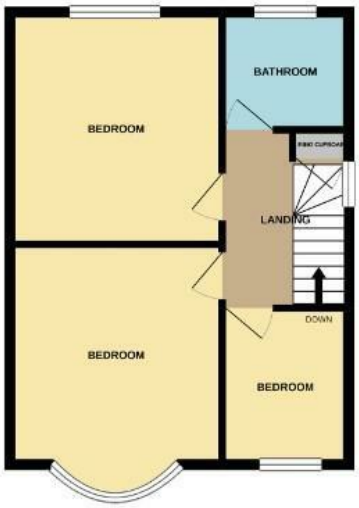
Garage
21'2" x 20'0" (6.46 x 6.12)
Double sized garage with single roller door via service road to rear, power and lighting connected.



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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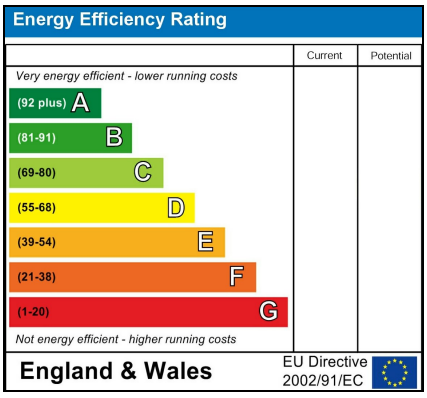

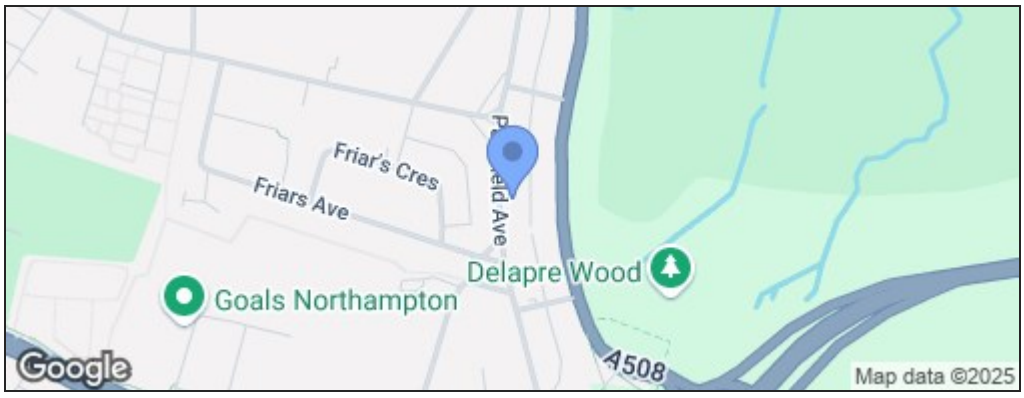

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