

**173 Milton Street North  
Kingsley  
NORTHAMPTON  
NN2 7DD**

**£280,000**



- SEMI DETACHED
- UPVC DOUBLE GLAZING
- FRONT AND REAR GARDEN

- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: E

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A mature three bedroom, extended, semi detached property situated in Kingsley within distance of Northampton Town Centre. The accommodation comprises of entrance hall, cloakroom, lounge, kitchen/dining room and family room to the ground floor. The first floor comprises of three bedrooms and shower room. Additional benefits include UPVC double glazing, gas to radiator central heating and gardens to front and rear.

## **Ground Floor**

### **Entrance Hall**

Radiator, wooden flooring, stairs rising to first floor landing, lead stained glass window to front, doors to:

### **Cloakroom**

Low level WC, UPVC double glazed window to side, wall mounted gas fired boiler.

### **Lounge**

11'2" x 16'7" into bay (3.42 x 5.07 into bay)

Feature fireplace, radiator, UPVC double glazed bay window to front.

### **Kitchen/Dining Room**

17'3" x 15'4" max (5.26 x 4.69 max)

L shaped modern refitted kitchen/dining room comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, range cooker point, built in dishwasher, plumbing for washing machine, radiator, UPVC double glazed window to rear, UPVC double glazed French doors to rear.

### **Family Room**

7'7" x 10'1" (2.33 x 3.08)

Wooden flooring, radiator.

## **First Floor**

### **Landing**

UPVC double glazed window to side, loft access, doors to:

### **Bedroom One**

8'9" x 13'3" into bay (2.68 x 4.06 into bay)

Fitted wardrobes, radiator, UPVC double glazed bay window to front.

### **Bedroom Two**

11'6" x 10'1" (3.52 x 3.09)

Laminate flooring, radiator, UPVC double glazed window to rear.

### **Bedroom Three**

7'4" x 7'1" (2.26 x 2.16)

Laminate flooring, radiator, UPVC double glazed window to front.

### **Shower Room**

Modern suite comprising of corner shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled flooring, UPVC double glazed window to rear.

## **Second Floor**

**Attic Room**

11'3" x 10'5" (3.43 x 3.19)

Double glazed Velux window to rear, eave storage space.

**Externally****Front Garden**

Mainly laid to lawn, flower and shrub borders, small brick with with gated access to entrance.

**Rear Garden**

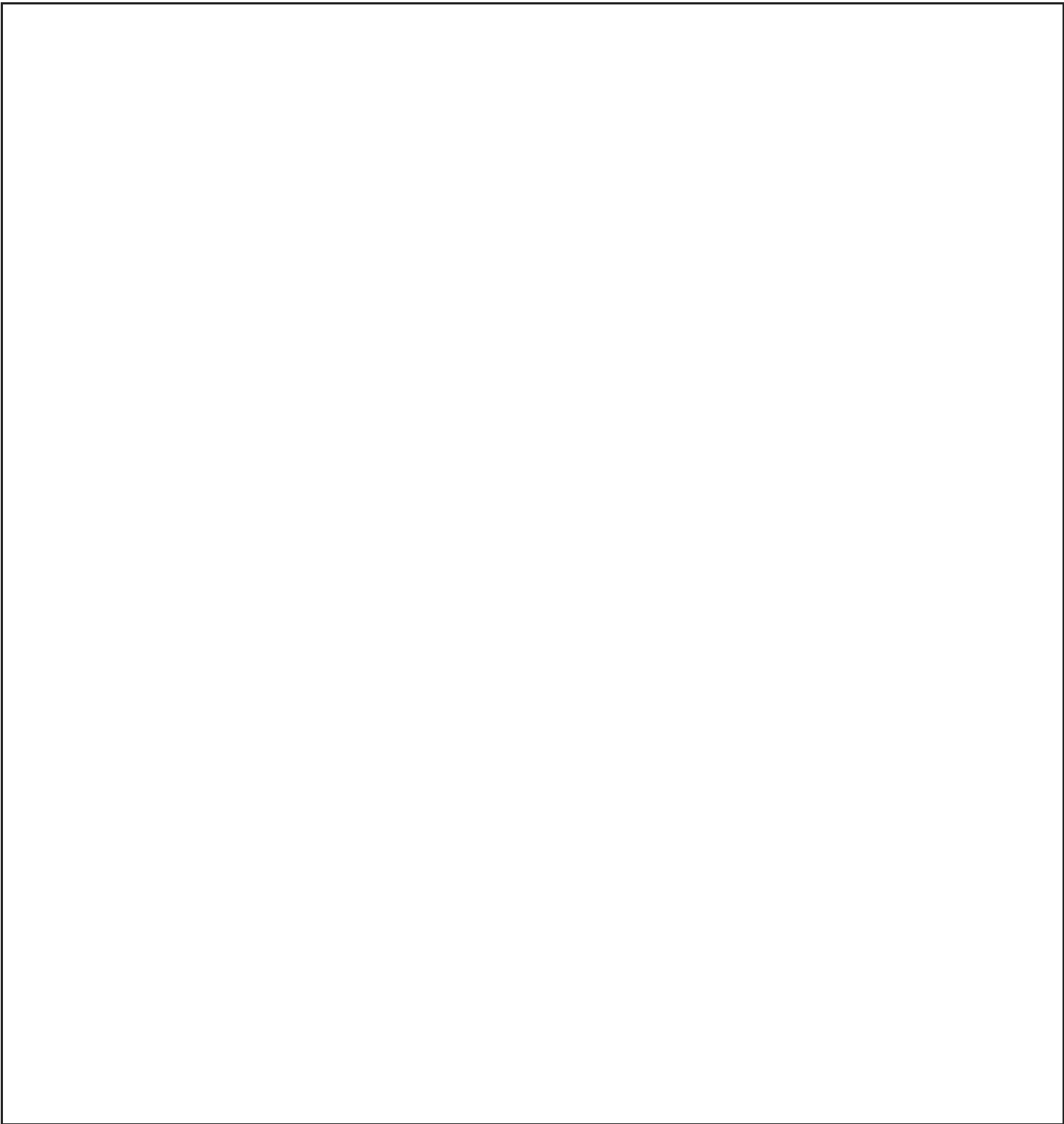
Mainly laid to lawn, flower and shrub borders, timber shed.

**Agents Notes**

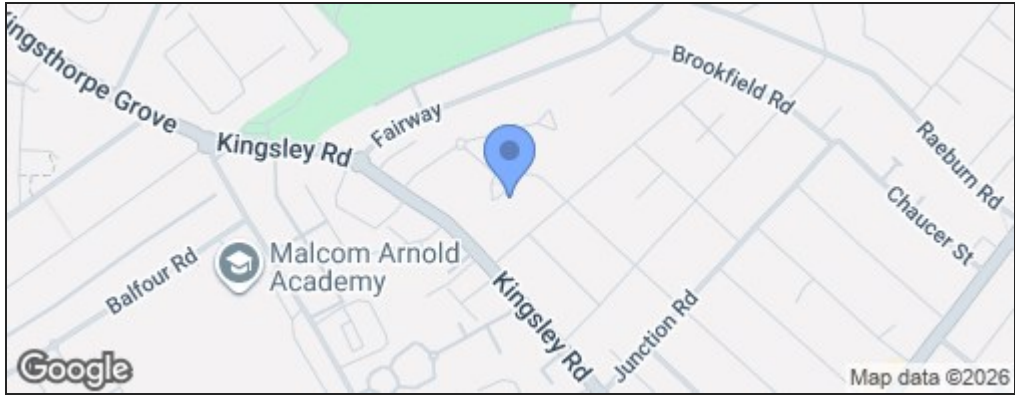
Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

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.