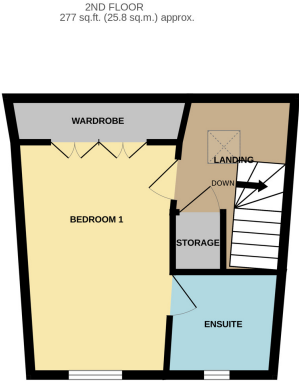
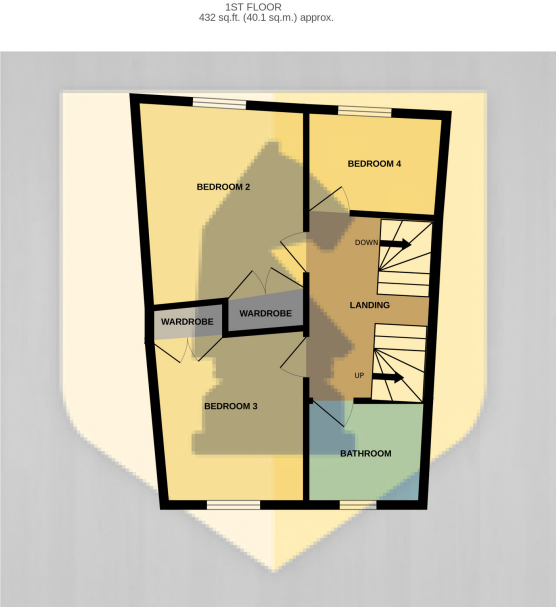
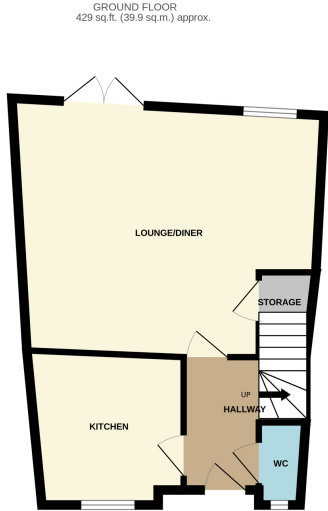


Make the right move!



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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34 Tower Square, Northampton. NN5 5FH. £275,000 Freehold

Edward Knight Estate Agents are delighted to offer sale this four-bedroom house situated within the 'Lift Tower' development in St James, with easy access to Northampton Railway Station, Town Centre, local shops, Sixfields development, and M1 Motorway. The accommodation briefly comprises: Hallway, kitchen, WC, spacious lounge/diner with French doors to the rear. On the first floor, there are three bedrooms and family, and on the second, there is bedroom one with an en suite. The property further benefits double glazing, gas central heating, and one allocated space to the rear. This is an ideal spacious family home or a great opportunity Early viewings are highly recommended.

**PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Ground Floor

Entrance Hall

Enter via hardwood door. Radiator. Stairs rising to the first floor and doors leading to the lounge, kitchen and cloakroom.

Kitchen

9' 6" Max x 8' 9" Max ( 2.90m Max x 2.67m Max ) Double glazed window to the front elevation. Fitted kitchen comprises white gloss wall and base units, worksurfaces with sink unit and mixer tap over. Splashback tiling. Electric oven and electric ring hob with extractor hood over. Radiator.

Lounge/Diner

16' 8" Max x 18' Max ( 5.08m Max x 5.49m Max ) Double glazed window and French doors to the rear aspect. Tv and telephone point, two radiators. Under stair storage cupboard.

WC

Obscure double glazed window to the front aspect. Low flush Wc. Wash hand basin and radiator.

First Floor

Landing

Doors leading to three bedrooms and bathroom and stairs rising to the second floor.

Bedroom Two

Double glazed window to the rear aspect. Built-in wardrobes and radiator.

Bedroom Three

9' 7" Max x 11' Max ( 2.92m Max x 3.35m Max ) Double glazed window to the front aspect. Built-in wardrobes and radiator.

Bedroom Four

7' 1" x 6' 1" ( 2.16m x 1.85m ) Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Panelled bath with shower over. Vanity wash basin. Extractor fan and radiator. Obscured double glazed window to the front aspect.

Second Floor

Landing

Velux window to rear, cupboard which houses the boiler, radiator and access to the loft.

Bedroom One

16' 3" Max x 10' 3" Max ( 4.95m Max x 3.12m Max ) Double glazed window to the front aspect. Built-in wardrobes. Radiator. Door into:

En Suite

Three piece suite comprises double shower cubicle, vanity wash basin, WC, extractor fan and radiator. Obscured double glazed window to the front aspect.

Externally

Rear Garden

Patio area leading to lawn area. Border with bushes and a shed. Gate to the rear leading to allocated parking

