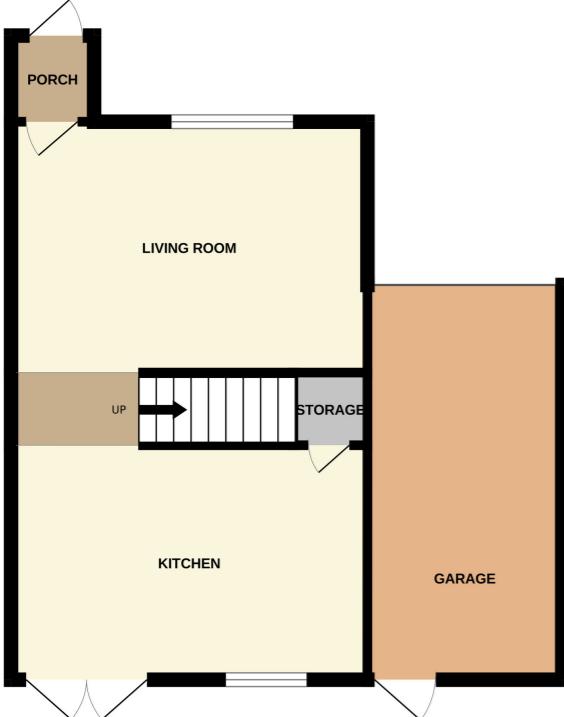


Make the right move!

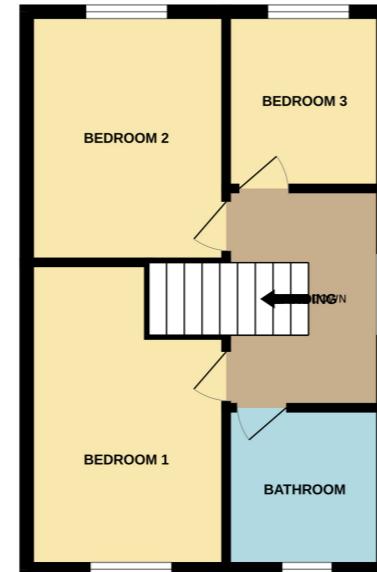


EDWARD KNIGHT  
ESTATE AGENTS

GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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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62 Ecton Park Road, Northampton. NN3 5LF.

£260,000 Freehold

Edward Knight Estate Agents are delighted to introduce to the market, this immaculate three bedroom semi-detached house, tucked away within a quiet cul-de-sac situated in the popular residential area of Ecton Brook, Northamptonshire.

The property briefly comprises of a modern newly fitted kitchen with integrated appliances, a light and spacious living room. To the first floor; three bedrooms, a family bathroom and an integrated garage with parking for two cars on a private driveway.

This beautiful family home would make the perfect first time buy, providing you the opportunity to move in straight away with little/no work

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.

**Tel: 01604 632433**

**www.edwardknight.co.uk**

#### **Living Room**

14' 6" x 10' 3" (4.42m x 3.12m)

Comprising of; Laminate flooring, radiator, UPVC double glazed window to the front aspect.

#### **Kitchen**

14' 6" x 9' 6" (4.42m x 2.90m)

Comprising of; Laminate flooring, radiator, storage cupboard under stairs, UPVC double glazed window to the rear aspect, electric oven and hob with extractor hood over. UPVC double glazed French doors to the rear aspect.

#### **Bedroom One**

8' 3" x 11' 2" (2.51m x 3.40m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

#### **Bedroom Two**

8' 0" x 10' 2" (2.44m x 3.10m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

#### **Bedroom Three**

6' 2" x 7' 2" (1.88m x 2.18m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

#### **Bathroom**

5' 11" x 6' 7" (1.80m x 2.01m)

Comprising of; Three piece bathroom suite, including; W/C, hand wash basin and bath with shower over. Heated towel rail. UPVC double glazed window to the rear aspect.

#### **Garage**

7' 11" x 16' 1" (2.41m x 4.90m)

Concrete flooring. Power and Lighting.

