

Make the right move!



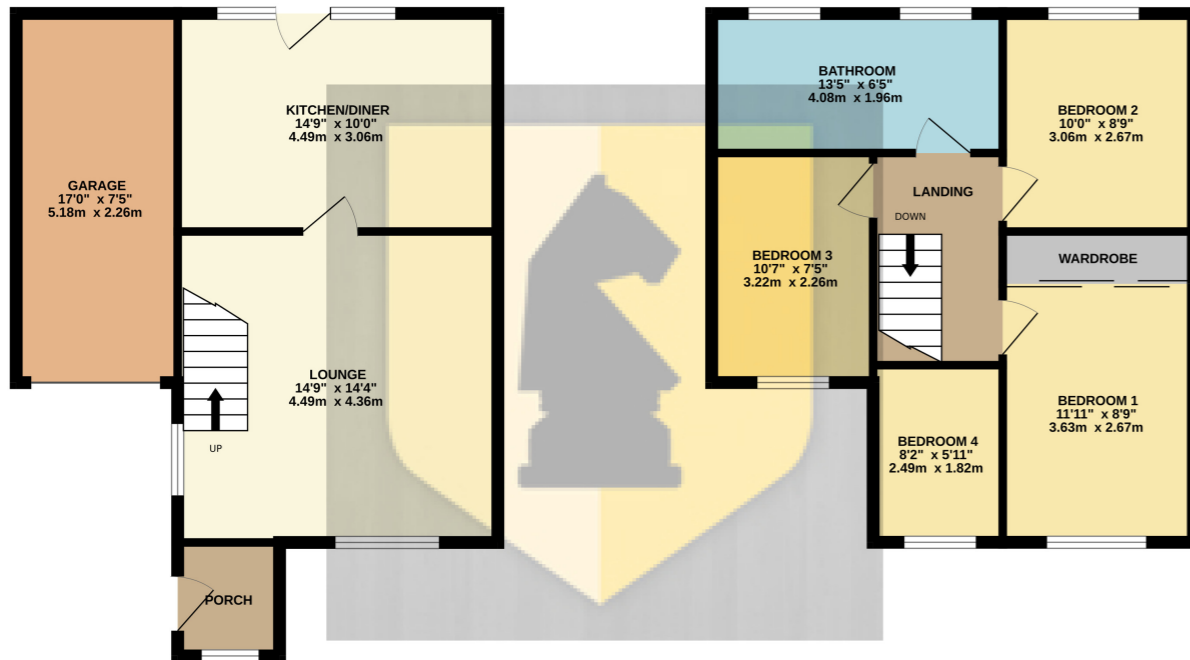
**26 Manning Road, Moulton, Northampton.
NN3 7XD.**

£310,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this modern four bedroom semi detached property situated in the popular area of Moulton. The property has accommodation briefly comprising; entrance porch, lounge, refitted kitchen/dining room. To the first floor are four bedrooms and a refitted four piece family bathroom. The property further benefits from UPVC double glazing, gas to radiator central heating. Externally there are front and rear gardens, off road parking for several vehicles leading to single integral garage. This property currently has tenants in situ.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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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.

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Accommodation Comprises;

Ground Floor

Entrance Porch

Entered via UPVC door, UPVC double glazed window to front aspect, gas meter in storage cupboard, further door to storage area, door to:

Lounge 14' 9" x 14' 4" (4.50m x 4.37m) UPVC double glazed window to front and side aspect, feature gas fireplace with wood mantle surround, stairs leading to first floor, radiator, laminate flooring, TV and telephone points.

Kitchen/Diner 14' 8" x 10' (4.47m x 3.05m) Two UPVC double glazed windows to rear aspect, UPVC double glazed door to garden. A refitted kitchen with a range of wall and base mounted units with roll top work surfaces over, pelmet lighting, tiling to splash backs, gas hob with double oven and stainless steel extractor over, plumbing for washing machine, fitted integral dishwasher, door to under stairs storage cupboard, radiator, tiled flooring, space for dining table.

First Floor

Bedroom One 14' x 8' 8" (4.27m x 2.64m) Double glazed window to front aspect, fitted triple wardrobe with mirrored doors, radiator.

Bedroom Two 9' 2" x 8' 5" (2.79m x 2.57m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three 9' 1" x 7' (2.77m x 2.13m) UPVC double glazed window to front aspect, radiator.

Bedroom Four 7' 8" x 6' (2.34m x 1.83m) UPVC double glazed window to front aspect, door to storage cupboard, radiator.

Bathroom Two obscured UPVC double glazed windows to rear aspect. A four piece suite comprising: low level WC, vanity sink

