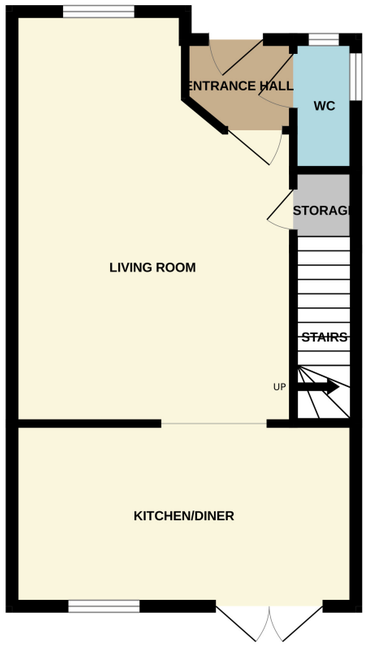
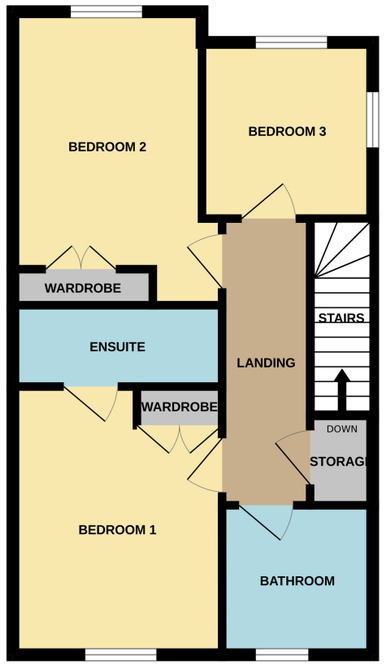
Make the right move!

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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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.

EDWARD KNIGHT
ESTATE AGENTS

18 Upton Hall Crescent, Upton, Northampton.
NN5 4UZ. £340,000 Freehold

Denny Knight Sales & Lettings are pleased to offer to the market this immaculate three bedroom semi-detached family home, ideally situated in the highly desirable area of Upton, Northampton, within walking distance of local shops, restaurants and amenities.

The ground floor accommodation comprises a welcoming entrance hall, a convenient downstairs W/C, a spacious and beautifully presented living room, and a generous kitchen/diner to the rear. The kitchen/diner provides an excellent space for both everyday living and entertaining, with patio doors opening out onto the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor flow.

22, Queensbridge, NN4 7BF northampton@dennyknight.co.uk www.edwardknight.co.uk 01604 632433

Entrance Hall

UPVC front door to the front aspect. Leading to; W/C and Living Room

W/C

2' 11" x 6' 0" (0.89m x 1.83m)

Comprising of; W/C. Hand Wash basin with mixer tap over. Heated towel rail. UPVC double glazed windows to the front and side aspect.

Living Room

13' 0" x 19' 0" (3.96m x 5.79m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect. Stairs leading to the first floor with storage cupboard underneath.

Kitchen/Dining Room

15' 10" x 8' 5" (4.83m x 2.57m)

Comprising of; Eye level and base level kitchen units. Fridge/Freezer. Space and plumbing for washing machine. Sink With draining board and mixer tap over. Electric oven. Electric hob with extractor fan over. Radiator. UPVC double glazed windows and doors to the rear aspect.

Bedroom One

9' 0" x 11' 7" (2.74m x 3.53m)

Comprising of; Carpet flooring. Built in wardrobe storage. UPVC double glazed window to the rear aspect. Radiator.

Ensuite

8' 11" x 3' 9" (2.72m x 1.14m)

Comprising of; Shower cubicle with shower over. W/C. Hand wash basin with mixer tap over. Heated towel rail.

Bedroom Two

9' 0" x 12' 7" (2.74m x 3.84m)

Comprising of; Radiator. Carpet flooring. UPVC double glazed window to the front aspect. Built in wardrobe storage.

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

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

Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Comprising of; Bath with shower over and mixer taps. Hand wash basin with mixer tap. W/C. UPVC double glazed window to the rear aspect.