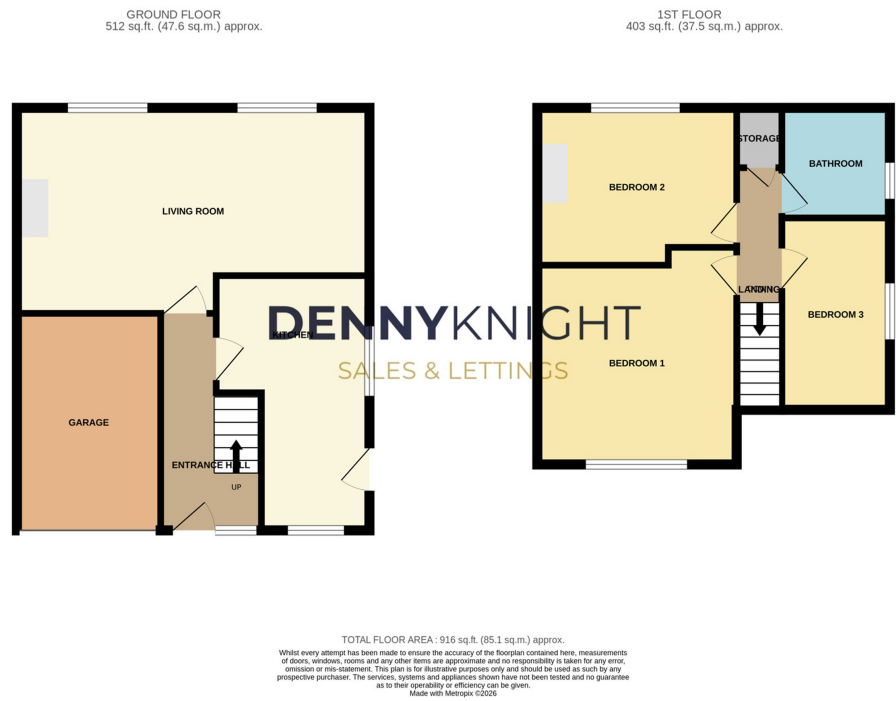


Make the right move!



28 Hoylake Drive, Northampton. NN2 7NL. £255,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this excellent opportunity to acquire a three-bedroom semi-detached family home situated in the highly sought-after street, Hoylake Drive, Northampton. This property is offered to the market with no upward chain and requires modernisation throughout, presenting a fantastic blank canvas for first-time buyers looking to put their own stamp on a home, or investors seeking a high-yield renovation project. The property is ideally located within walking distance of vibrant local shops, essential amenities, and regular bus routes, offering superb connectivity across Northampton.

Ground Floor: The property opens into a welcoming entrance hallway. The spacious living room provides a comfortable space for relaxation.

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.

Entrance Hall

5' 11" x 15' 1" (1.80m x 4.60m)

Comprising of; Large window and front door. Radiator. Stairs leading to the first floor. Access to; Kitchen, Living room.

Kitchen

9' 0" x 16' 10" (2.74m x 5.13m)

Comprising of; Tile flooring. Eye level and base level storage units and drawers and worktop space over. Sink with draining board and mixer tap over. UPVC window to the side and front aspect. Space and plumbing for washing machine. Radiator.

Living Room

20' 8" x 12' 1" (6.30m x 3.68m)

Comprising of; Carpet flooring. Radiator. UPVC windows to the rear aspect overlooking the rear garden. Fireplace.

Bedroom One

11' 0" x 11' 8" (3.35m x 3.56m)

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

Bedroom Two

11' 0" x 9' 3" (3.35m x 2.82m)

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

Bedroom Three

6' 3" x 11' 4" (1.91m x 3.45m)

Comprising of; Carpet flooring. Radiator. UPVC window to the side aspect.

Bathroom

5' 5" x 6' 6" (1.65m x 1.98m)

Comprising of; Three piece bathroom suite including; W/C, Hand wash basin and pedestal, Bath with mixer taps over. UPVC window to the side aspect.

