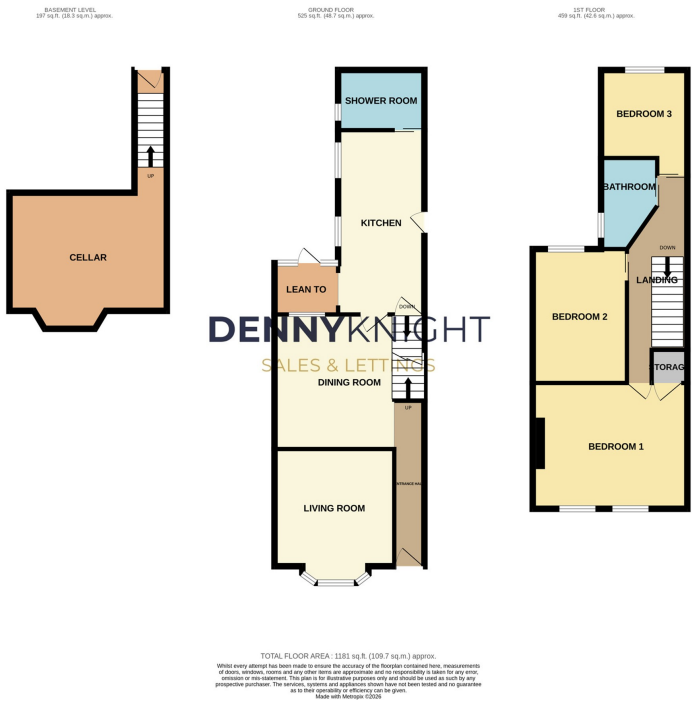


Make the right move!



70 Derby Road, Northampton. NN1 4JS.

£228,000 Freehold

Edward Knight Estate Agents are pleased to introduce to the market this three-bedroom terraced home, situated on the popular Derby Road, Northampton. Offering an excellent opportunity for buyers looking to modernise and add value, this property is ideally positioned within a short distance of Northampton Town Centre, the Train Station and the Bus Station, providing convenient access to a wide range of amenities and transport links.

The accommodation comprises an entrance hall leading to a spacious living room, separate dining room and kitchen, with a useful cellar offering additional storage space.

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

Living Room

11' 0" x 10' 10" (3.35m x 3.30m)

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

Dining Room

11' 9" x 12' 3" (3.58m x 3.73m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect. Staircase leading to first floor.

Kitchen

7' 10" x 16' 10" (2.39m x 5.13m)

Comprising of; Eye level and base level kitchen units and drawers. Access to cellar in basement. Electric oven and gas hob with extractor fan over. Sink, draining board and mixer tap over. UPVC double glazed windows to the side aspect. Door leading to downstairs shower room.

Cellar

Un-converted cellar with access to electric board.

Lean To

5' 10" x 4' 8" (1.78m x 1.42m)

First Floor

Bedroom One

14' 2" x 10' 9" (4.32m x 3.28m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed windows to the front aspect. Large storage cupboard in-built.

Bedroom Two

8' 7" x 12' 3" (2.62m x 3.73m)

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

Bedroom Three

7' 11" x 8' 0" (2.41m x 2.44m)

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

Bathroom

5' 0" x 8' 6" (1.52m x 2.59m)

Comprising of; Hand wash basin. W/C. Bath with shower over. UPVC double glazed window to the side aspect.

External

Rear Garden

Low maintenance, patio block.

