

# Whites

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## 60a Artizan Road Northampton NN1 4HU



**PRICE: £117,500 Leasehold**

Located within close proximity to the Wellingborough Road and the town centre, this ground floor flat would make the ideal first time buy. Accommodation comprises lounge, kitchen with integrated oven and hob, utility room, bedroom and three piece bathroom suite. Further benefits include cellar, courtyard garden and double garage.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

## **ACCOMMODATION DETAILS.**

### **GROUND FLOOR**

**ENTER VIA:** UPVC front door with obscure glazed insert into:

**KITCHEN:** 10'4x7'5 (3.15m x 2.26m). Comprising 1 ½ bowl stainless steel sink with matching draining board set into black granite effect worktops, integrated oven and hob, a range of base level and wall mounted units, single panel radiator, double glazed window to front aspect, door to cellar and hallway through to:



**REAR LOBBY/  
UTILITY AREA:**

Plumbing for washing machine, two obscure double glazed windows to front aspect and door to:



**BATHROOM:**

A three piece suite in white, comprising bath with shower over, pedestal mounted wash basin and low level WC, obscure double glazed window to front aspect, single panel radiator below, limestone effect tiling to water sensitive areas.



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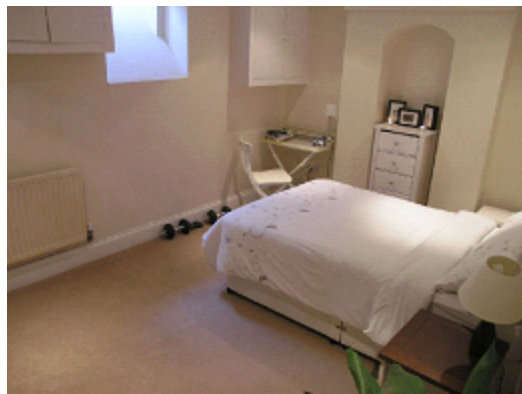
**RECEPTION:** 11'8x11'7 (3.56m x 3.53m). Feature fireplace with tiled hearth and timber surround, double glazed window to front aspect, double glazed window to side aspect, dado rail and single panel radiator.



**BEDROOM 1:** 34'6" x 11'7" (3.89m into bay x 3.53m).



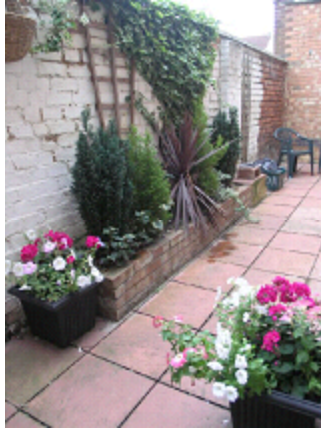
**CELLAR:** With light and power, single panel radiator, used by current owners.



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**OUTSIDE**

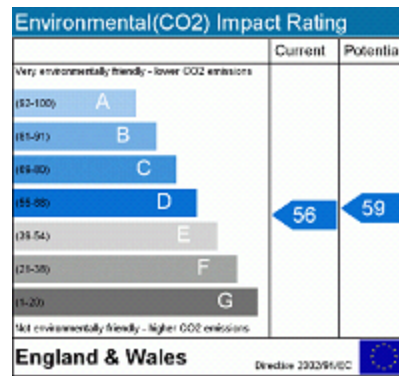
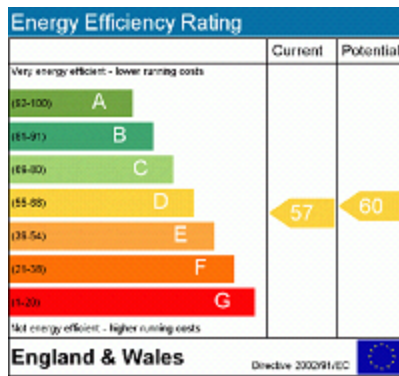
**GARDEN:** Courtyard style paved garden with path leading to garage.



**PARKING:** Garage of double size with sliding door and light.

**\*\* Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose \*\***

**ENERGY PERFORMANCE CERTIFICATE:**



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