

63 Birch Barn Way Northampton NN2 8DU



PRICE: £124,995 Freehold

Situated in the popular area of Whitehills, Northampton, is this well presented three bedroom family home. Accommodation comprises 16' Lounge, Dining Room with archway through to a stylish Kitchen with integrated oven and hob. To the first floor are three bedrooms, the master boasts a range of built in wardrobes, and a family bathroom fitted with a modern white suite. Outside is a block paved area to the front, and to the rear an attractive garden with patio, lawn and raised flower beds. There is a single garage in a block, located to the rear of the property.

ACCOMMODATION DETAILS.

GROUND FLOOR

ENTER VIA: Entrance Porch with door into;

LOUNGE: 16'4x14'4 max (4.98m x 4.37m max). Feature fireplace with ornate surround, wood burner style fire and marble effect back panel and hearth, double glazed window to front aspect, dado rail, coving to ceiling, and stairs rising to first floor.



DINING ROOM: 9'3x8'11 (2.82m x 2.72m). Double glazed French doors opening to the rear garden, coving to ceiling, dado rail and archway through to kitchen.

KITCHEN: 9'4x7'8 (2.84m x 2.34m). Fitted with a range of modern cream coloured wall mounted and base level units, wood effect worktop, stainless steel sink and drainer tiling to splash back areas, space for cooker, plumbing for washing machine, double glazed window with views to garden.



FIRST FLOOR

LANDING: Doors leading to;

BEDROOM 1: 11'4x8'2 (3.45m x 2.49m) Double glazed window to front aspect, range of built in wardrobes, dado rail and coving to ceiling.

BEDROOM 2: 10'3x9'9 (3.12m x 2.97m) Double glazed window to rear aspect, built in wardrobe, dado rail and coving to ceiling.

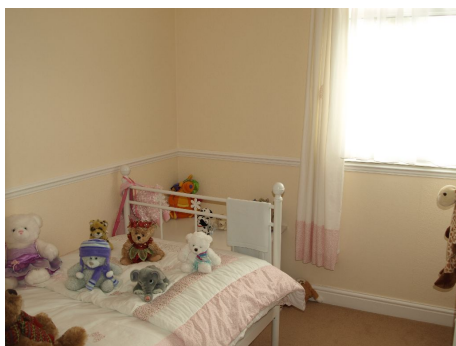
BEDROOM 3: 8'7x7'9 (2.62m x 2.36m) Double glazed window to front aspect, dado rail and coving to ceiling.



Bedroom 1



Bedroom 2



Bedroom 3

BATHROOM: Fitted with a white 3 piece bathroom suite comprising low level WC, wash basin, bath, tiling to splash back areas, obscure double glazed window to rear aspect.



OUTSIDE

FRONT GARDEN: Block paved area with path to front door.

REAR GARDEN: Patio area, with steps up to lawn, raised flower beds, gated pedestrian access to rear.

PARKING: Single garage with up and over door, located in a block to rear of the property.



Front of Property



Rear Garden

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

**** 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 ****