



RICKYARD ROAD, NN3
OFFERS OVER £270,000 FREEHOLD

Winkworth



RICKYARD ROAD, NN3

Having been extended to create a large Kitchen/Dining room across the rear, Winkworth is delighted to offer this well presented three bedroom semi detached home with garage. The property which benefits from having uPVC double glazed windows throughout and uPVC soffits and fascias throughout. The property comprises in brief entrance hall with fitted storage for shoes, coats, Hoover and ironing board. From the entrance hall, a door leads to the living room with large uPVC double glazed window to the front. From the living room, doors lead to a multipurpose room currently utilised as a study. There is also a utility area for the washing machine and tumble dryer. From this room a door leads to the cloakroom. The cloakroom benefits from having a uPVC double glazed window to the rear aspect. The kitchen/dining room provides a large room across the rear of the property. The kitchen which has recently been updated includes integrated appliances such as fridge/freezer, dishwasher, microwave, and double oven with gas hob. There is a comprehensive range of units at eye and base level providing ample storage and worktop space. A uPVC double glazed window faces out to the rear and further uPVC double glazed sliding doors lead out to the rear garden.

To the first floor there are three bedrooms and a refitted family shower room. The master bedroom benefits from having a uPVC double glazed window. The shower room comprises a three piece suite incorporating a large walk in double shower, low flush WC and pedestal wash hand basin.

The rear garden is enclosed with patio and lawn area with separate gated pedestrian access to the side.

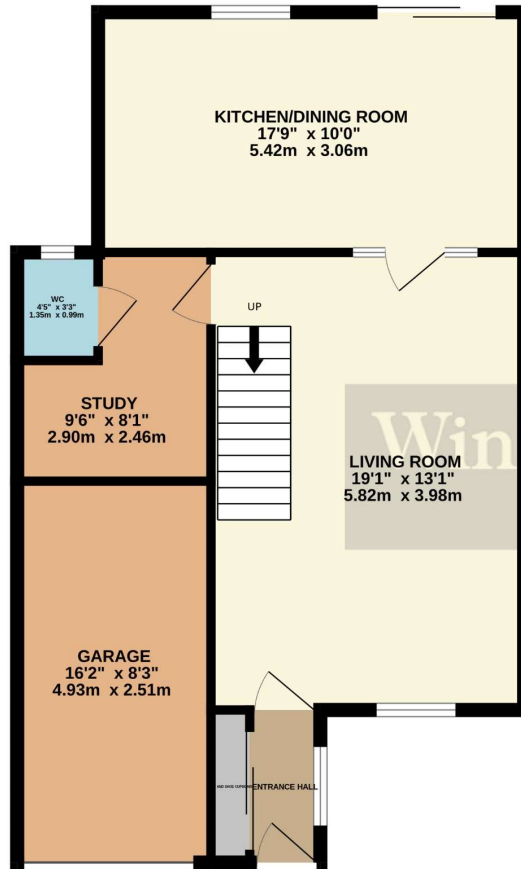
To the front of the property, a driveway leads up to the garage. The garage is accessed via an up and over door and benefits from having power and lighting. The front garden is laid to lawn and features four raised vegetable beds and a tree.

An early internal viewing is highly advised.

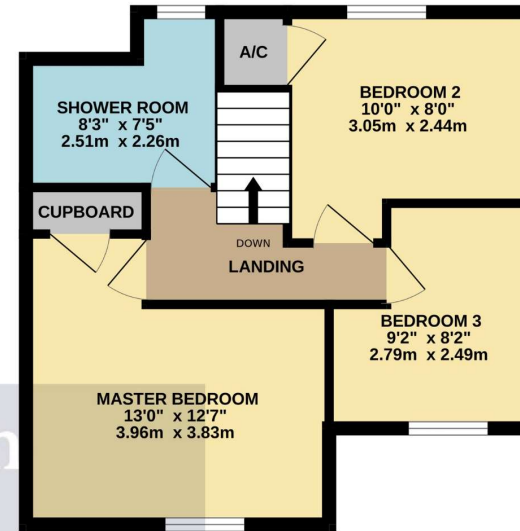




GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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