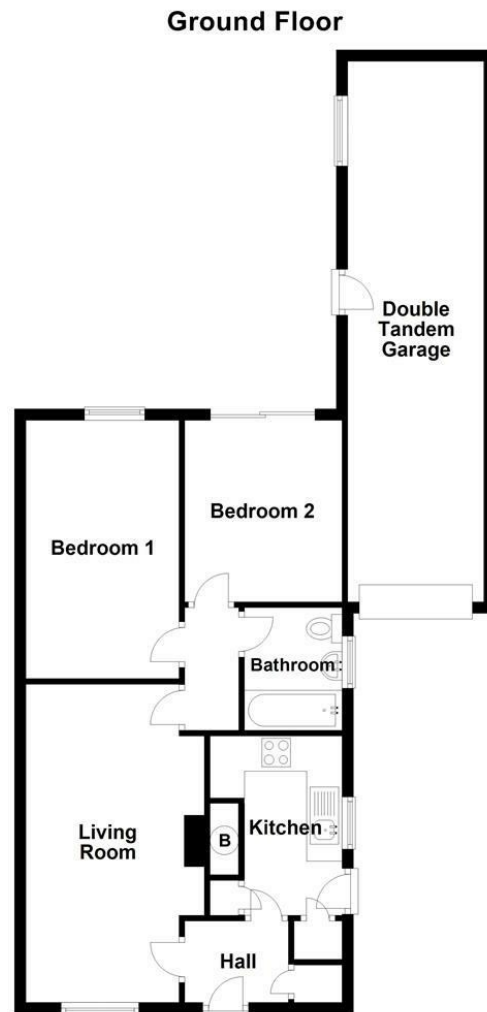


11 Hoylake Drive, Northampton, NN2 7NJ



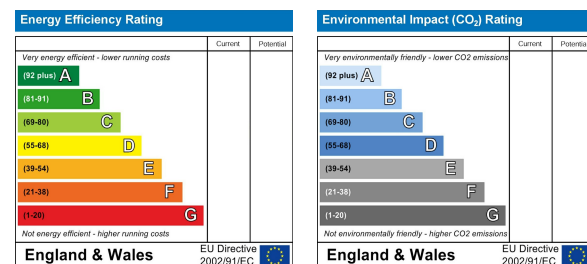
Not to scale. For illustrative purposes only



£200,000 Freehold

This modern semi detached bungalow offers well maintained two bedroomed accommodation together with the living room, kitchen and bathroom and the substantial double tandem garage which is attached and which extends in to the rear garden. The property offers some scope for modernisation and has the benefit of gas fired radiators central heating and replacement PVC double glazing. There is ample off road parking space and additional gated parking space in front of the garage and the rear garden has been landscaped for low maintenance. The property is offered with no upward chain.

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ACCOMMODATION

ENTRANCE HALL

4'8 x 4'8

Entrance through a composite front door the hall contains a coat cupboard with shelving and fitted lights, a power socket and doors leading to; lounge/dinning room.

LOUNGE/DINNING ROOM

18'3 x 10'2

Spacious room with a three casement window at the front elevation and a coved ceiling and TV point. There is a big gas fire set within a fire suite with marble style mantle and a door way leads to an inner hall.



INNER HALL

6'6 x 3'0

With a roof void access hatch with retractable loft ladder to the loft space where there is scope for further extension to the property subject to planning application.

BEDROOM ONE

14'10 x 8'10

The headboard recess with cupboard space over and wardrobes either side this room has a casement window over looking the rear garden and there is a TV point.



BEDROOM TWO

11'10 x 9'0

Also with headboard recess with cupboards over and with sliding patio doors opening to the rear terrace and to the garden beyond.



BATHROOM

6'5 x 5'6

With a pampess coloured suite panelled bath with intergrated shower over, wash basin and WC. There is a wall mounted mirror with shaver socket and light over and a dimplex fan heater and a PVC window to the side elevation.



OUTSIDE

The bungalow stands back from Hoylake Drive behind an open planned front garden with a private concrete drive through which leads to a paved hard standing area for additional vehicles. Gates give access to a courtyard area with additional offering parking space in front of the garage.

DOUBLE GARAGE

31'1 x 7'10 (widening to 8'8)

Approach through and up and over door with light and power connections, there is a personal door to the rear garden and a window which stands within the workshop area at the end of the garage.

REAR GARDEN

Approach by paved terrace rear garden is landscaped in three tiers and bounded by close boarded fencing and ornamental wall.



SERVICES

Main drainage gas water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

At St Matthew's Parade there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons Supermarket approximately half a mile away. A local bus service to Northampton town centre runs from St Matthews Parade.

HOW TO GET THERE

From Northampton town centre proceed in a north east direction along the A5123 Kettering Road passing the Northampton Race course on the left hand side. At the traffic light junction opposite the White Elephant Pub turn left on to Kinglsey Road the A5095. Proceed through the next set of traffic lights and at the next mini roundabout take the second exit right on to Farifield Road and follow this to the junction with Kenmuir Avenue where Fairfield Road becomes Hazeldeane Road. Continue up the hill and turn right in to Hoylake Drive where the property stands on the left hand side.

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KITCHEN

9'9 x 6'2

Fitted with light oak fronted floor and wall cabinets with laminated working surfaces a stainless steel sink unit. There is a moffat eye level oven and four place gas hob with cooker hood over and there is plumbing for automatic washing machine. A window and door open to the gated driveway and to the garage.

For further information on viewing call 01604 230222