



COUNCIL TAX
West Northamptonshire Council - Band D

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LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

DOIAK18082025/0160

168 Timken Way North, Northampton, NN5 6WF

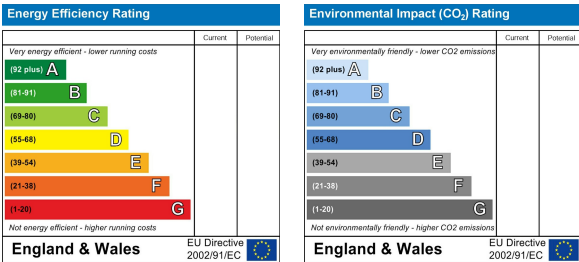


Asking Price £320,000 Freehold

Situated in the sought-after Timken development, just a short distance from Duston village, is this modern three-bedroom detached home, built by David Wilson Homes. Occupying a generous plot, the property provides spacious and well-presented accommodation, making it an excellent choice for both first-time buyers and those looking to move up the property ladder.

The ground floor comprises an inviting entrance hall, cloakroom/WC, a bright lounge/dining room, and a well-equipped kitchen with integrated cooking appliances. Upstairs, there are three bedrooms, including a master with en-suite facilities, along with a contemporary family bathroom.

Outside, the home benefits from a private, enclosed rear garden and a carport providing parking for two vehicles. Additional features include gas radiator central heating and uPVC double glazing throughout.

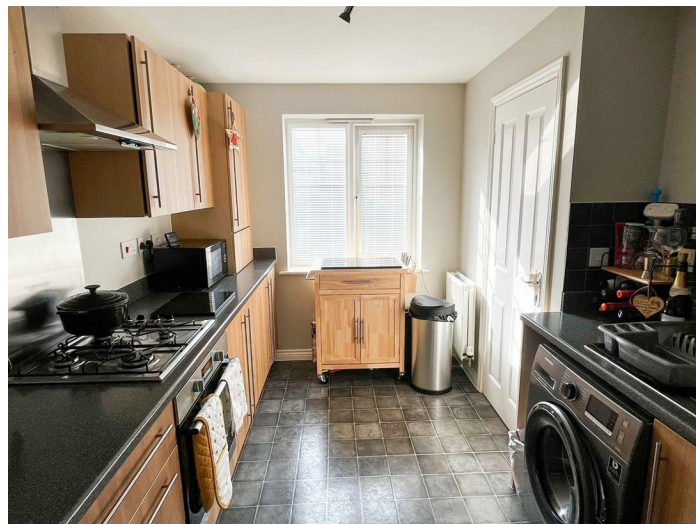


168 Timken Way North, Northampton, NN5 6WF

ACCOMMODATION
GROUND FLOOR
LOUNGE/DINER
17'5 x 15'6



LOUNGE



CLOAKROOM
FIRST FLOOR
LANDING
BEDROOM ONE
10'8 x 10'8



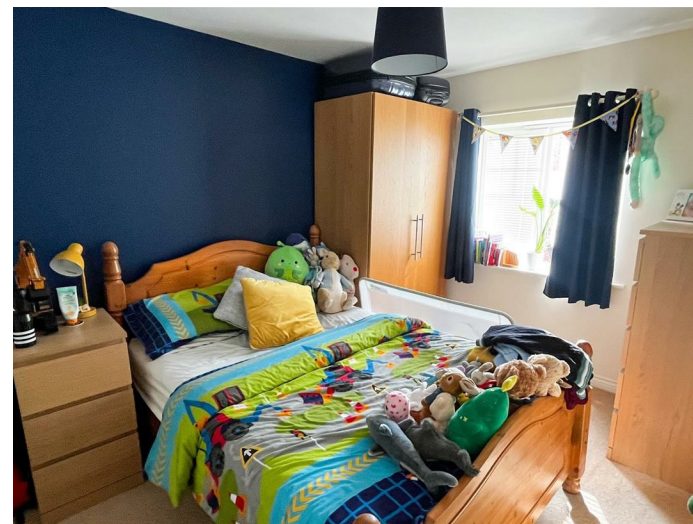
KITCHEN
12'10 x 8'4



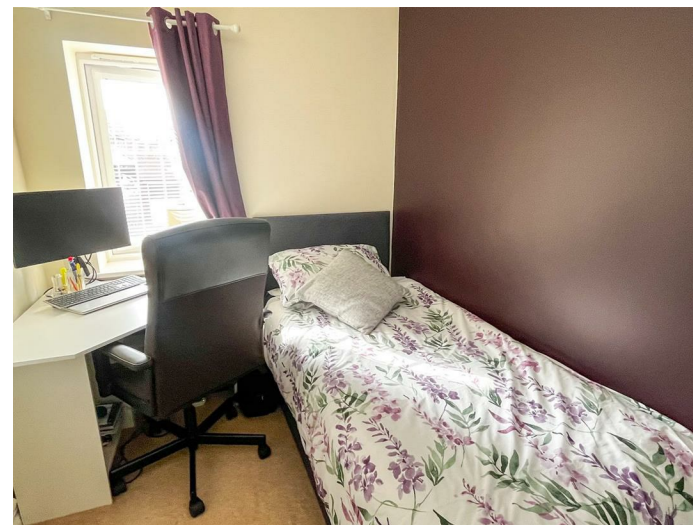
EN SUITE
6'5 x 4'5



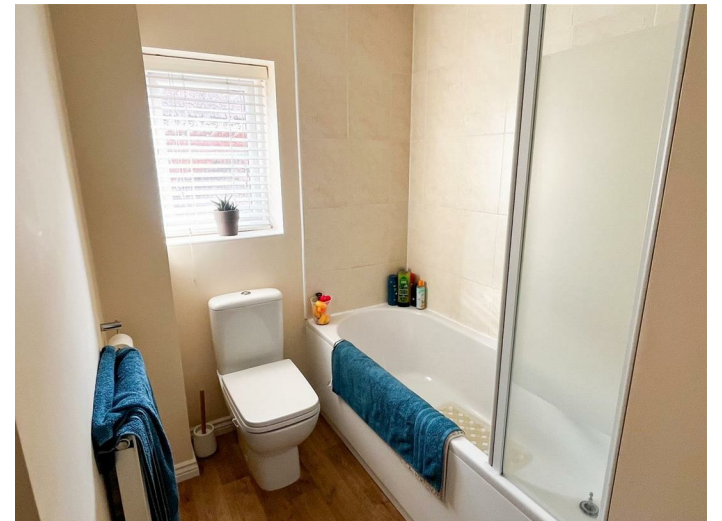
BEDROOM TWO
11'10 x 8'6



BEDROOM THREE
8'5 x 6'2



FAMILY BATHROOM
7'9 x 6'7



OUTSIDE
REAR GARDEN



REAR

For further information on viewing call 01604 230222