



HOWKINS &  
HARRISON

8 Coleraine Close, Kingsthorpe,  
Northampton, NN2 8QF

Guide Price £175,000

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An established semi-detached bungalow,  
located in a quiet cul-de-sac position, offered for  
sale with no upward chain and scope for further  
improvement.

## Accommodation

The accommodation is entered through a porch and a door leads into the lounge which has a stone built fireplace and a sliding door into the dining room. There is an inner hall with doors off to all other rooms and access to a part boarded loft space with pull down ladder, lighting connected and housing the central heating boiler. The kitchen has a selection of base and eye level units, working surfaces incorporating a stainless steel sink unit, a built-in hob and oven, plumbing for washing machine, serving hatch and a door to side access. The main bedroom has two built-in cupboards and overlooks the rear garden and bedroom two has folding doors which lead into the Upvc lean-to which overlooks the rear garden and doors to the rear and side access. The shower room has been re-fitted with a shower cubicle with "Aqualisa" shower, WC and wash basin.

## Outside

The front garden is mainly lawned with a driveway leading down the side of the bungalow to a single garage with up and over door. The rear garden is mainly paved and is enclosed by wooden fencing.

## Floorplan

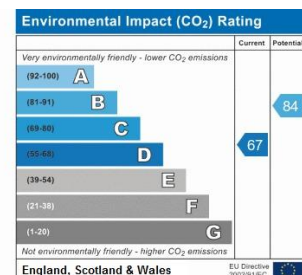
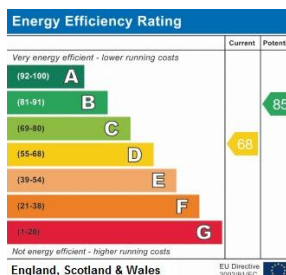
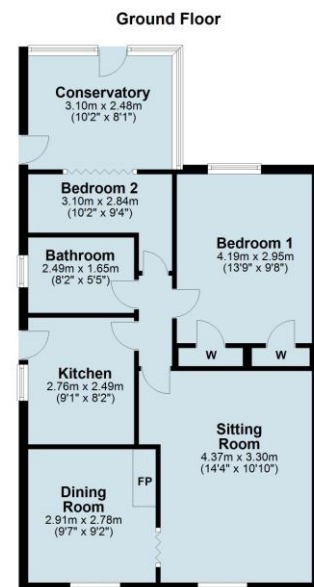
Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.



## Local Authority

Northampton Borough Council Tel: 01604-837837.

## Council Tax

Band - C.

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.