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Wilby Street, Northampton NN1 5JX



£220,000

This well presented extended two bedroom home is located in Abington with a plethora of local amenities at the end of the road including shops and restaurants. The accommodation on the ground floor comprises of an entrance hall, spacious lounge/diner (6.7m approximately) and extended kitchen with modern high gloss black units. To the first floor are the two bedrooms and a luxurious four piece suite with walk in double shower and jacuzzi bath. Further benefits include a rear garden with laid lawn and double glazing where specified bringing together this home.

Enter via
door with ornate inserts into:

Hallway
Radiator, stairs to first floor and door into lounge/dining room.





Lounge/Diner

6.778 x 3.29

Two radiators, double glazed window, stained floorboards, feature fireplace with tiled hearth and wooden mantle. There is also double glazed patio doors into the garden and a door into kitchen.



Kitchen

4.626 x 2.267

Radiator, two double glazed windows and wood effect flooring. There is a range of base and eye level high gloss black units with integrated stainless sink with drainer, space for washing machine and dishwasher. There is also a range style oven with five gas rings on top and a stainless extractor above. Further to this is the door to the cellar.

Landing

Doors to two bedrooms and bathroom.



Bedroom One

13'9" x 10'2" (4.2 x 3.1)

Radiator and double glazed window.



Bedroom Two

3.495 x 2.6

Radiator, double glazed window and feature fireplace.



Bathroom

Tiled walls to full height, tiled flooring, stainless towel rail, obscured double glazed window and cupboard housing the ideal boiler. There is also a four piece suite including walk in shower, jacuzzi bath, wash hand basin and WC.

Basement


With light and power.



Garden

Paved area leading to laid lawn.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	