



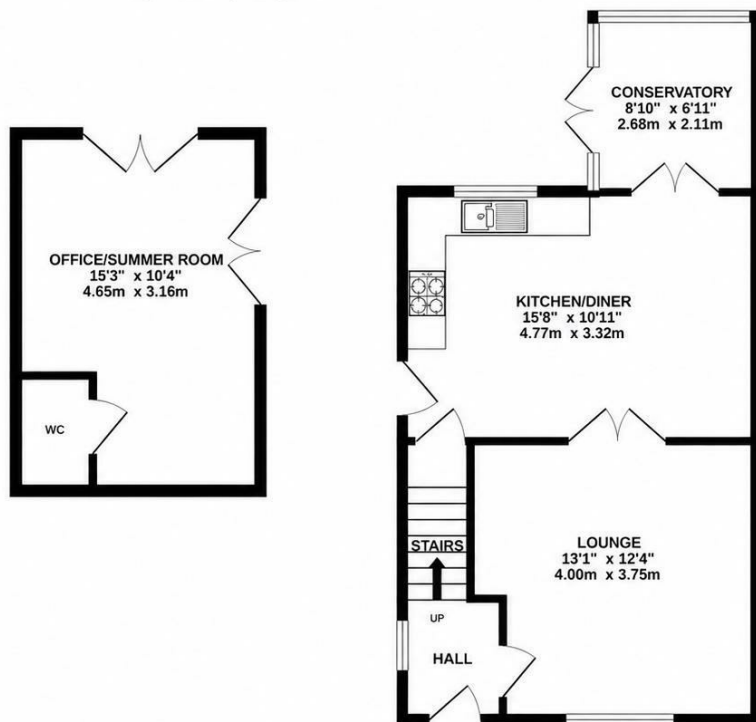
39 TATE GROVE NORTHAMPTON, NN4 6UY

£265,000
FREEHOLD

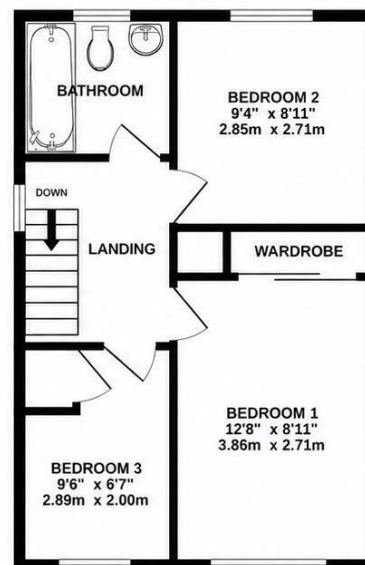
Stonhills are pleased to offer this well-presented three-bedroom semi-detached home situated in the popular village of Hardingstone. The accommodation comprises an entrance hall, lounge, refitted kitchen/dining room, conservatory, three bedrooms and a family bathroom. Outside offers off-road parking for three vehicles and an enclosed rear garden with a detached summer house/home office with WC. Further benefits include UPVC double glazing and gas radiator central heating. Conveniently located close to local amenities, schools and the M1 motorway.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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