



## 9 Sam Harrison Way, Northampton, NN5 6UL

NO UPWARD CHAIN - PART EXCHANGE WELCOMED

We are Delighted to offer to the market this four bedroom linked detached property located within the Timken development in Duston. The accommodation briefly comprises of entrance hall, lounge, kitchen/dining room, cloakroom/WC, first floor landing, bedroom one, with en suite shower room, three further bedrooms and a family bathroom.

Duston is located on the west side of Northampton and offers excellent transport links with M1 junctions 15a and all local amenities.

We are advised that a charge of approximately £77.00 twice yearly applies. This information should be verified by your legal representative.

**Offers Over £300,000**

# 9 Sam Harrison Way

, Northampton, NN5 6UL



- FOUR BEDROOM LINKED DETACHED PROPERTY
- TWO BATHROOMS
- NO UPWARD CHAIN
- POPULAR LOCATION
- ENCLOSED REAR GARDEN
- PART EXCHANGE WELCOMED
- VIEWING ADVISED
- MODERN FITTED KITCHEN

FRONT ELEVATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

11'9" x 16'6" (3.6 x 5.05 )

KITCHEN

7'1" x 11'4" (2.18 x 3.46)

DINING ROOM

11'7" x 8'4" (3.55 x 2.55)

STAIRS AND LANDING

BEDROOM ONE

15'8" x 9'2" (4.8 x 2.8 )

EN SUITE

BEDROOM TWO

10'5" x 15'1" (3.2 x 4.6 )

BEDROOM THREE

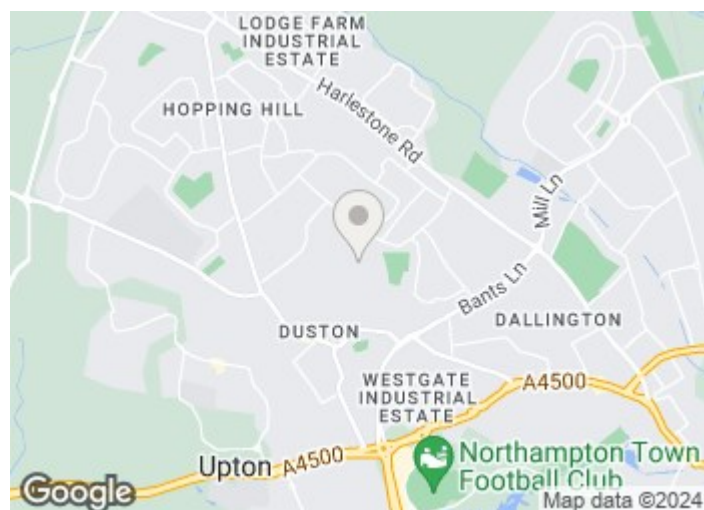
11'5" x 8'6" (3.5 x 2.6)

BEDROOM FOUR

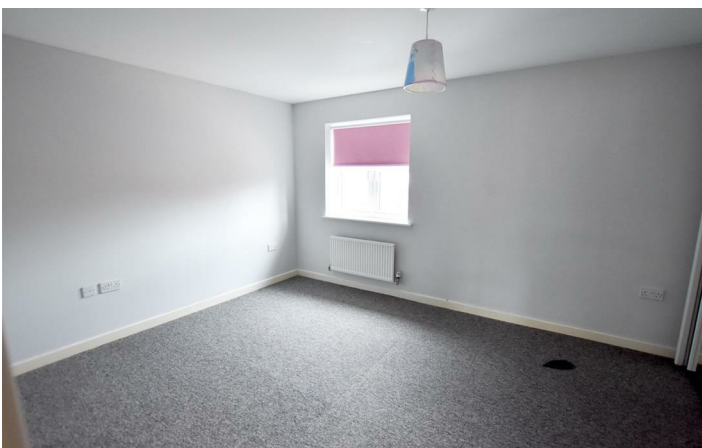
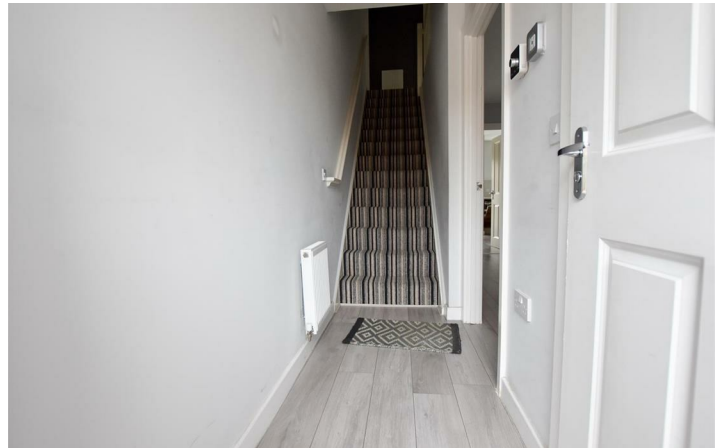
8'2" x 6'6" (2.5 x 2)

FAMILY BATHROOM

REAR ENCLOSED GARDEN



Directions



# Floor Plan



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC