

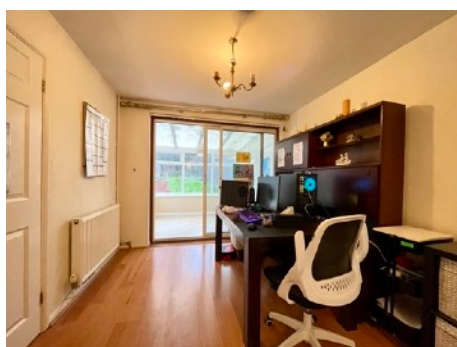


Good Choice Property Sales are proud to offer for sale this semi detached property, situated in the desirable area of Abington Vale, near to shops, schools, Abington Park, major road links and Northampton General Hospital.

Accommodation includes entrance porch, hall, lounge diner, kitchen, conservatory, WC and utility area. To the first floor are three bedrooms, WC and a wet room. Outside are generous gardens to the rear, driveway for 2/3 cars and a garage. (C/109m2/L)

Key Features:

- SEMI-DETACHED
- DESIRABLE AREA OF ABINGTON VALE
- LOUNGE DINER
- DOWNSTAIRS WC AND UTILITY AREA
- CONSERVATORY
- LARGE WEST FACING REAR GARDEN
- THREE BEDROOMS
- WET ROOM
- DRIVEWAY FOR 3 CARS
- GARAGE
- NEAR TO SHOPS, SCHOOLS, ABINGTON PARK, HOSPITAL
- COUNCIL TAX BAND D



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For more property information please see the 'Property Description' page on the Rightmove advert.



Porch

Entered via a double glazed front door, wood laminate flooring, double glazed windows and glass panelled door to the hall.

Hall

Wood laminate flooring, radiator, stairs to the first floor, cupboard and doors leading to the kitchen and lounge diner.

Lounge Diner

7.5m x 3.8m max (24'7 x 12')

Laminate flooring, radiator x2, double glazed window to the front, double glazed patio doors to the conservatory, TV/Ethernet point and electric fire with surround (not in use).

Conservatory

3.12m x 2.67m (10'3 x 8'9)

Brick base with double glazed windows and doors to the rear garden.

Kitchen

3.06m x 2.87m (10' x 9'5)

Tiled flooring, base and wall units, worktops, one and a half ceramic sink and drainer, tiling to water sensitive areas, electric oven/grill/hob, extractor, space for a washing machine and fridge freezer, double glazed window to the rear and door to lobby.

Lobby

Vinyl flooring, double glazed door to the rear garden, door to the WC, door to utility area, glass panelled door to the garage.

WC

1.79m x 0.87m (5'10 x 2'10)

Tiled flooring, WC, pedestal hand basin, bidet, radiator, tiling to water sensitive areas and double glazed window to the rear.

Utility Area

1.82m x 0.94m (6' x 3'1)

Space for a fridge freezer and a dryer or washing machine (plumbing in place).

First Floor Landing

Carpet, double glazed window to the side, loft access (light, basic storage only) and doors to:

Wet Room

2.4m x 1.6m (7'10 x 5'3)

Electric shower, mounted wash basin with storage under, tiling to water sensitive areas, double glazed window to the rear, radiator, extractor and boiler cupboard.

WC

1.34m x 0.73m (4'5 x 2'5)

Tiled flooring, WC, tiling to water sensitive areas and double glazed window to the side.

Bedroom 1

4.07m x 3.39m (13'4 x 11'1)

Carpet, double glazed window to the front, fitted wardrobes, cupboard and radiator.

Bedroom 2

3.38m x 2.73m (11'1 x 8'11)

Stripped floorboards, fitted wardrobes, cupboard, double glazed window to the rear and radiator.

Bedroom 3

2.75m x 2.49m (9' x 8'2)

Carpet, cupboard, radiator and double glazed window to the front.

Rear Garden

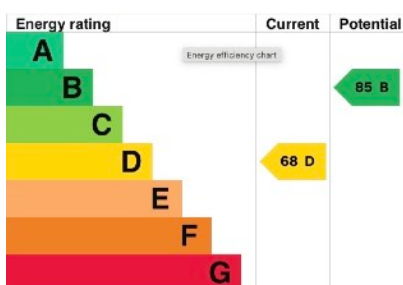
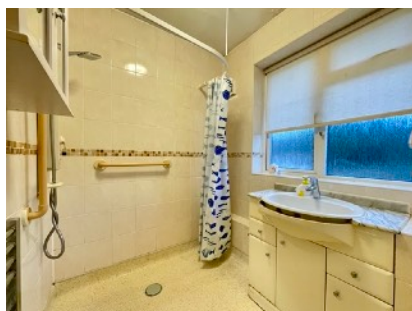
West Facing, fence enclosed, mainly laid to lawn with patio seating area, two sheds, borders and tap.

Front Garden

Block paved driveway for 3 cars leading to a single garage

Garage

Up and over garage door, light, power and glass panelled door to the lobby, electrical consumer unit (modified to accept an EV charging point) and gas/electric meters.



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