



37 Manfield Road, Abington, Northampton, NN1 4NW
Offers Over £245,000 Freehold

An upgraded and extended three bedroom Victorian terrace house which is beautifully maintained by the current owners. The property comprises entrance hall, lounge with bay window and modern fireplace, dining room which also benefits from a fireplace, an extended kitchen/breakfast room with skylight window and patio doors, and a utility room which houses the modern combination boiler. The first floor provides three double bedrooms with built in wardrobes to the main bedroom, and a bathroom. Further benefits include new flooring/carpets throughout, a cellar/workshop, new UPVC double glazing throughout and a landscaped rear garden. Please call 01604 231111 to view. EPC Rating: D. Council Tax Band: B

Three Double Bedrooms | Extended Kitchen/Breakfast Room | Refitted Kitchen | New Flooring & Carpets Throughout | Close to Local Amenities | No Chain

modern marketing · traditional values

ENTRANCE HALL

Enter via composite front door. Radiator. Stairs rising to first floor landing. Radiator. Doors to: -

LOUNGE 3.84m x 3.12m (12'7" x 10'3")

UPVC double glazed bay window to front elevation. Radiator. Fireplace with electric fire. Coving to ceiling. Laminate flooring.

DINING ROOM 3.58m x 3.28m (11'9" x 10'9")

Sash window to rear elevation. Radiator. Fireplace with electric fire. Door to: -

KITCHEN/BREAKFAST ROOM 4.72m x 4.32m (15'6" x 14'2")

Extended kitchen with skylight window and UPVC double doors to rear elevation. Radiator. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating stainless steel single drainer sink unit. Built in oven and hob with extractor over. Space for a washing machine, dishwasher and fridge/freezer.

UTILITY ROOM

Window to rear elevation. Modern boiler.

INNER HALL

UPVC double glazed door to rear garden.

CELLAR/WORKSHOP 3.78m x 3.12m (12'5" x 10'3")

FIRST FLOOR LANDING

Radiator. Access to loft space. Doors to: -

BEDROOM ONE 4.22m x 3.18m (13'10" x 10'5")

UPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.61m x 2.54m (11'10" x 8'4")

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.12m x 2.21m (10'3" x 7'3")

UPVC double glazed window to rear elevation. Radiator. New carpet.

BATHROOM

UPVC double glazed window to side elevation. Suite comprising low level WC, wash hand basin and panelled bath. Tiled throughout.

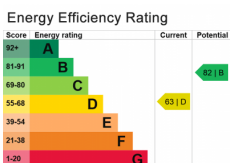
OUTSIDE

REAR GARDEN

Landscaped garden with a decked and astroturf area with stone borders. Enclosed by timber panelled fencing.

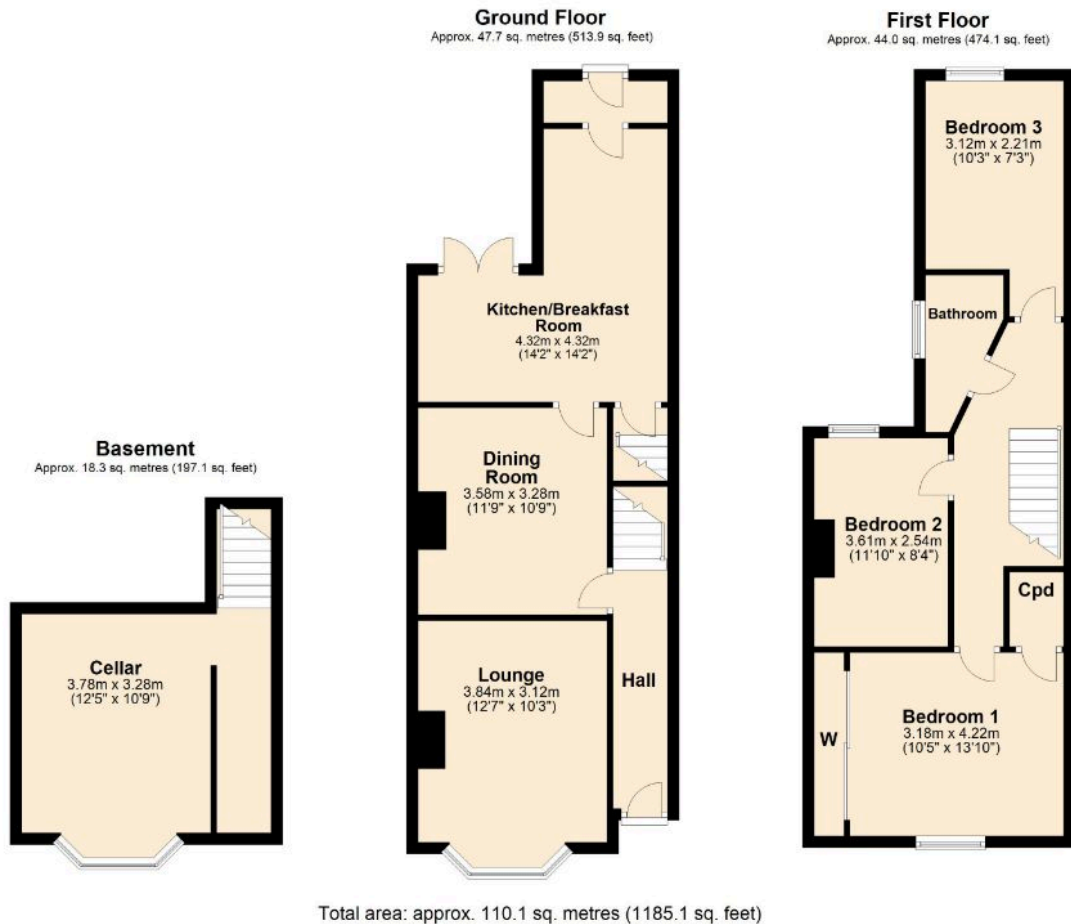
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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