



**139 Park Avenue North, Abington, Northampton, NN3 2HY**  
**Offers Over £375,000 Freehold**

**OFF ROAD PARKING AND SOUTH FACING REAR GARDEN.** A superb example of a spacious character property, located on the sought after Park Avenue North. The current owners have upgraded the property throughout their 30 years of being there to create a modern look whilst maintaining its beautiful period features. The property is very versatile, spanning over three floors with the potential to add a fourth floor subject to relevant planning permissions. The accommodation comprises double width entrance lobby, bay fronted lounge, kitchen/dining room, utility and WC. The first floor provides three good size bedrooms, a refitted shower room and WC. The cellar has been converted into a useable space, currently used as a photography room and a study. Further benefits include a well maintained front garden, landscaped rear garden with decking and seating area and off road parking via double gated access. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: C

**Sought After Location | Set Over Three Floors | Character Property With Modern Appliances | Off Road Parking | Landscaped Garden | Modern Heating**

modern marketing · traditional values

### ENTRANCE LOBBY

Wooden entrance door. Original parquet flooring. Staircase rising to first floor landing. Radiator. Door to cellar and doors to:

### LOUNGE 4.50m x 4.14m (14'9 x 13'7)

uPVC double glazed bay window to front elevation. Radiator. Open fireplace with marble surround and wooden mantel. Wood flooring.

### KITCHEN/DINING ROOM 4.14m x 6.73m (13'7 x 22'1)

French doors to rear elevation, leading onto decked area. Window to rear elevation. Fitted with a range of wall and base units with wooden work surfaces over. Quartz breakfast bar. Space for Range style cooker. Space for dishwasher.

### UTILITY ROOM

Space and plumbing for washing machine, fridge/freezer and tumbler dryer.

### WC

Low level WC. Modern combination boiler.

Staircase down to:

### STUDY 4.98m x 2.31m (16'4 x 7'7)

Power and light connected. Space for storage and office furniture.

### PHOTOGRAPHY ROOM

Power and light connected. Space for furniture.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 4.50m x 4.14m (14'9 x 13'7)

uPVC double glazed bay window to front elevation. Radiator. Coving. Exposed floorboards.

### BEDROOM TWO 3.86m x 3.53m (12'8 x 11'7)

uPVC double glazed window to rear elevation. Radiator. Coving. Exposed floorboards.

### BEDROOM THREE 2.82m x 2.97m (9'3 x 9'9)

uPVC double glazed window to front elevation. Radiator.

### WC

uPVC double glazed window to rear elevation. Suite comprising low level WC and wash hand basin. Laminate flooring. Tiling to splash back areas.

### SHOWER ROOM 2.84m x 1.98m (9'4 x 6'6)

uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin set into vanity with cupboard below and double shower cubicle. Laminate flooring.

### OUTSIDE

### FRONT GARDEN

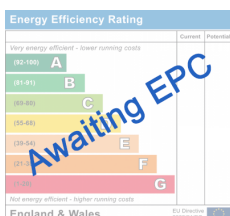
Enclosed front garden with gated access and pathway to entrance door.

### REAR GARDEN/PARKING

A landscaped rear garden with decked and patio areas and laid to lawn with pathway to another seating area. Beyond is a shed and double gates leading to off road parking. Enclosed by brick built wall.

### DRAFT DETAILS

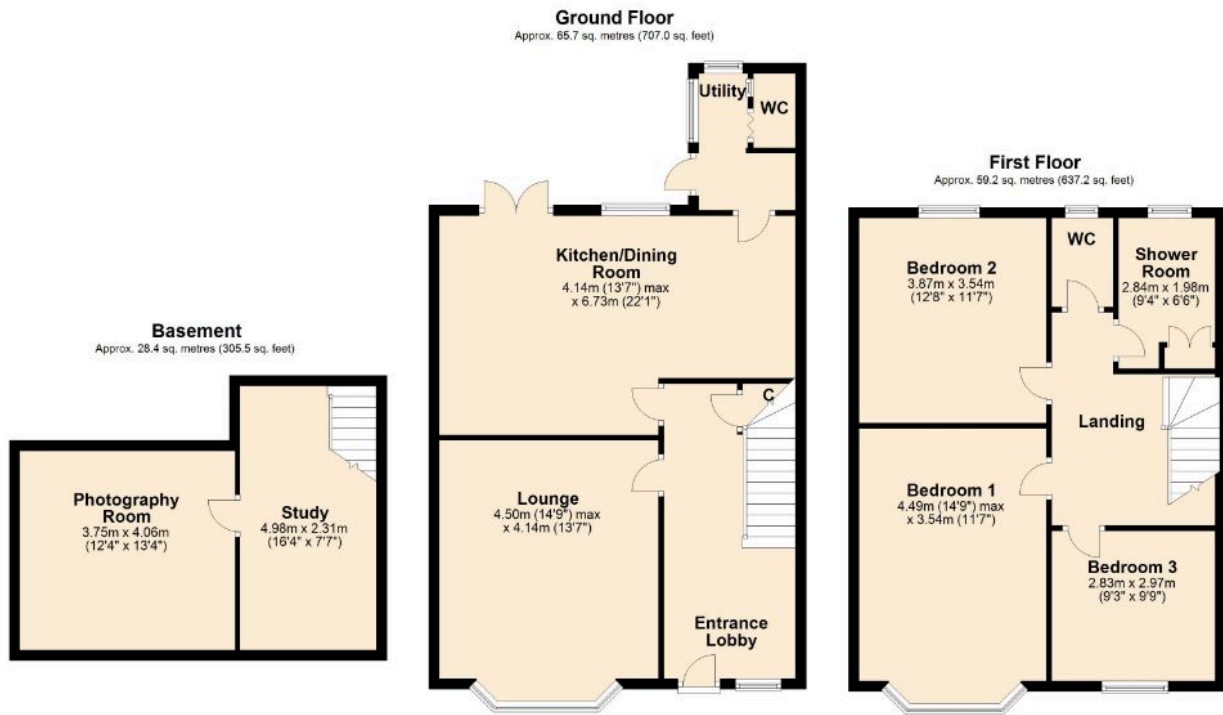
At the time of print, these particulars are awaiting approval from the Vendor(s).



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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Total area: approx. 153.3 sq. metres (1649.8 sq. feet)



## 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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