



109 Whitworth Road, Abington, Northampton, NN1 4HQ
Guide Price £250,000 Freehold

An immaculately presented and recently renovated three bedroom Victorian terrace, located in the heart of Abington, close to local bars, restaurants, Abington park and a short walk to Northampton General Hospital. The accommodation comprises entrance hall, bay fronted lounge, dining room, kitchen/breakfast room, utility and cellar. The first floor provides three good size bedrooms and a contemporary refitted shower room. Further benefits include newly decorated, new flooring throughout, modern boiler, new windows, new doors and a low maintenance garden. Call 01604 231111. EPC TBC. Council Tax Band: B

Newly Renovated | New Windows & Doors Throughout | New Carpets & Decor Throughout | Refitted Shower Room | Great Location | Modern Boiler

modern marketing · traditional values

ENTRANCE HALL

Modern, composite entrance door. Newly fitted laminate flooring. Staircase rising to first floor landing.

LOUNGE 3.82m x 3.29m (12'6 x 10'10)

uPVC double glazed bay window to front elevation. Two cupboards. Original fireplace with solid oak mantel piece and tiled surround. Radiator. Coving.

DINING AREA 3.90m x 3.29m (12'10 x 10'10)

uPVC double glazed window to rear elevation. Storage cupboard. Radiator. Coving.

KITCHEN/BREAKFAST ROOM 5.49m x 2.45m (18'0 x 8'0)

Two uPVC double glazed windows to side elevation. Wall and base units with roll top work surfaces over. Space for appliances. Tiling to splash back areas. Door to cellar. Door to:

UTILITY

A modern combination boiler. Tiled flooring. uPVC double glazed door to rear elevation.

CELLAR 4.47m x 4.59m (14'8 x 15'1)

Power and light.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.25m x 4.56m (10'8 x 15'0)

Two uPVC double glazed windows to front elevation. Radiator. Feature fireplace.

BEDROOM TWO 3.33m x 2.78m (10'11 x 9'1)

uPVC double glazed window to rear elevation. Radiator. Feature fireplace.

BEDROOM THREE 2.65m x 2.45m (8'8 x 8'0)

Two uPVC double glazed windows to rear elevation. Radiator.

SHOWER ROOM

uPVC double glazed window to side elevation. Suite comprising double walk in shower, vanity sink and low level WC. Modern flooring.

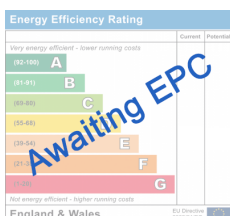
OUTSIDE

REAR GARDEN

Low maintenance rear garden to include a full decked space. Raised beds. Enclosed by timber framed fence and brick built wall.

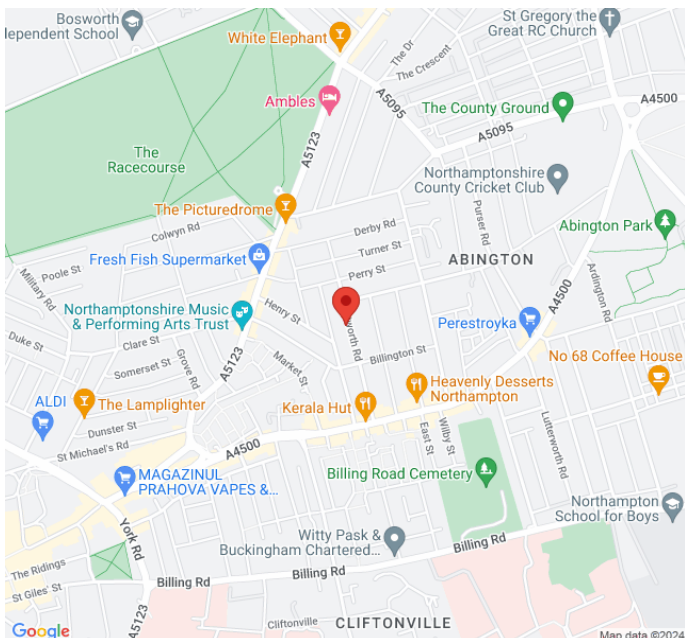
DRAFT DETAILS

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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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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