



416 Birchfield Road East, Abington, Northamptonshire, NN3 2TE
Offers Over £275,000 Freehold

A mature three bedroom semi-detached family home situated in a fantastic area just off Booth Lane South. The property is situated on a corner plot with huge potential. The accommodation comprises entrance hall, lounge, kitchen, WC and storage room. The first floor provides three bedrooms and a family bathroom. The outside areas include a wrap around manicured garden with bundles of potential for extending. Subject to planning a wonderful maintained front garden could be converted to off road parking. Further benefits include gas central heating and uPVC double glazed window and doors. Call 01604 231111. EPC Rating: D. Council Tax Band: B.

Three Bedroom Semi-Detached Home | Corner Plot | Huge Potential | Close to Booth Lane South | Gas Central Heating | uPVC Double Glazed Windows and Doors

modern marketing · traditional values

ENTRANCE

Entrance via a composite door with feature glazed panel. uPVC double glazed window to front elevation. Radiator. Stairs rising to first floor.

LOUNGE 4.37m x 3.71m (14'4 x 12'2)

uPVC double glazed window to side and rear elevation. Electric fire with marble surround. Radiator.

KITCHEN 4.04m x 2.97m (13'3 x 9'9)

uPVC double glazed window to front elevation. Range of wall mounted and base level units with work surface over. Stainless steel sink and drainer. Hot and cold mixer tap. Space for gas cooker, tumble dryer and fridge freezer. Radiator. Under stairs storage. Access to pantry.

UTILITY

uPVC double glazed window to rear elevation. uPVC glazed door leading to rear garden. Space for washing machine. Space for extra fridge freezer.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.66m x 2.74m (12' x 9')

uPVC double glazed window to front elevation. Radiator. Built in Storage cupboards.

BEDROOM TWO 3.71m x 2.95m (12'2 x 9'8)

uPVC double glazed to front elevation. Radiator. Built in storage cupboard.

BEDROOM THREE 2.46m x 2.18m (8'1 x 7'2)

uPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

BATHROOM 1.65m x 2.59m (5'5 x 8'6)

uPVC double glazed window to rear elevation. Radiator. Three piece suite comprising panelled bath with shower over, vanity hand wash basin and low level WC. Extractor fan.

OUTSIDE

REAR GARDEN

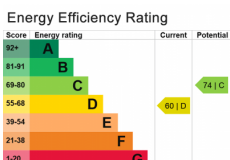
Enclosed wrap around garden. Brick wall to left hand side. Timber fencing to rear and right hand side. Garden mainly laid to grass turf. Large patio area for outdoor entertaining. Raised gravel flower bed perfect for potted plants. Doors to outdoor toilet and coal shed and brick built storage room.

FRONT GARDEN

Mainly laid to patio slab. Timber gate leading to rear garden.

DRAFT DETAILS

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

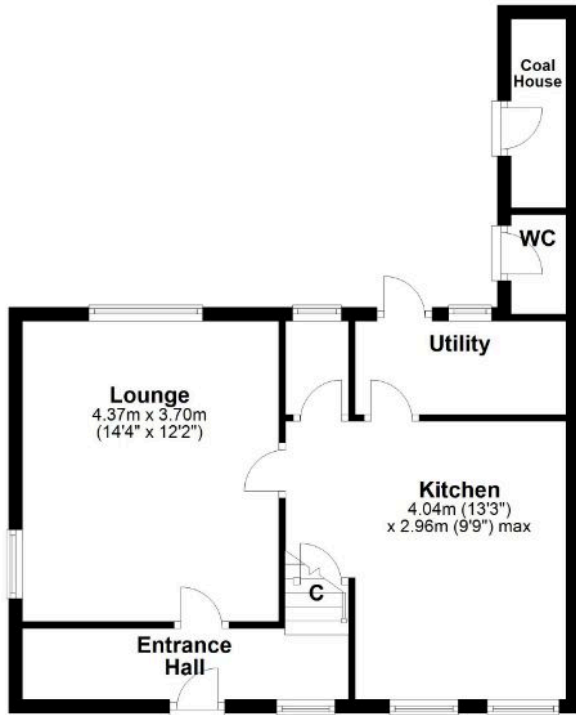


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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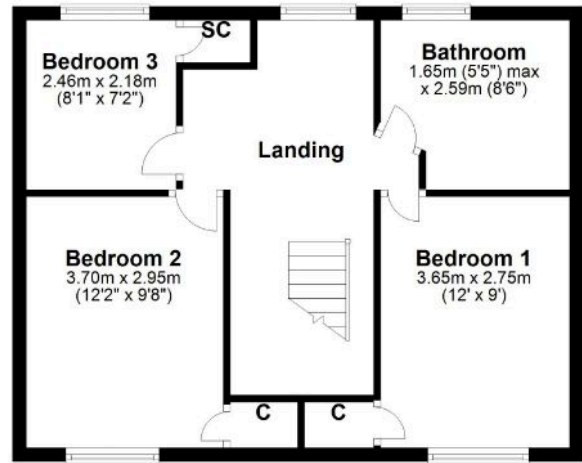
Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 96.6 sq. metres (1040.3 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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