



**47 Milverton Crescent, Abington, Northampton, NN3 3AT**  
**Offers Over £350,000 Freehold**

Jackson Grundy are pleased to be the chosen agent to market this rarely available three bedroom detached property located on Milverton Crescent, Abington Vale. This mature property has been well loved by the previous home owners and it now makes the ideal family home for someone looking to put their own stamp on it. In short the accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, study and WC. The first floor comprises three well proportioned bedrooms and an updated shower room. Externally is well maintained front and rear gardens and an integrated garage. Further benefits include off road parking space for multiple vehicles, uPVC double glazing and gas central heating. Please call 01604 231111 to arrange a viewing. EPC Rating: TBC. Council Tax: D.

**Three Bedroom Detached House | Huge Potential | No Onward Chain | Garage | Well Landscaped Front and Rear Gardens | Hugely Popular Location**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via composite door with glass panel.  
Radiator. Stairs rising to first floor. Doors leading to:

### LOUNGE 5.87m x 3.45m (19'3 x 11'4)

uPVC double glazed window to front elevation.  
Radiator. Feature electric fireplace. Opening to:

### DINING ROOM 2.74m x 2.74m (9' x 9')

uPVC double glazed window to side elevation.  
Radiator. French doors to conservatory.

### KITCHEN 2.92m x 3.78m (9'7 x 12'5)

uPVC double glazed window to rear elevation.  
Range of wall mounted and base level units with work surface over. Stainless steel sink and drainer. Space for white goods. Door to rear porch.

### CONSERVATORY 4.32m x 2.44m (14'2 x 8)

Fully uPVC double glazed French doors onto rear patio. Power connectivity.

### WC

uPVC double glazed opaque window to side elevation. Radiator. Low level WC. Porcelain hand wash basin.

### STUDY 2.13m x 1.83m (7' x 6')

uPVC double glazed window to front elevation.  
Radiator.

### REAR PORCH

uPVC door leading onto rear garden. Fitted shelving units. Door to garage.

### FIRST FLOOR LANDING

Access to loft. Airing cupboard.

### BEDROOM ONE 2.95m x 3.96m (9'8 x 13')

uPVC double glazed window to front elevation.  
Radiator.

### BEDROOM TWO 2.64m x 2.97m (8'8 x 9'9)

uPVC double glazed window to side elevation.  
Radiator. Fitted storage above double bed.

### BEDROOM THREE 2.97m x 3.00m (9'9 x 9'10)

uPVC double glazed window to rear elevation.  
Radiator. Storage in the eaves.

### BATHROOM 1.85m x 1.98m (6'1 x 6'6)

uPVC double glazed obscure window to rear elevation. Three piece suite comprising space saving vanity hand wash basin, low level WC and a modern walk-in shower cubicle. Heated towel rail.

### OUTSIDE

#### FRONT

Low maintenance front garden, mainly laid to slate chippings and mature shrubs. Ample off road parking for two or three vehicles.

#### REAR

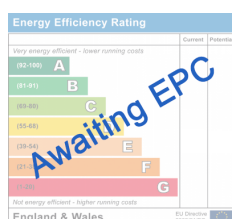
Enclosed by timber fencing to sides and rear. Multiple patio areas perfect for outdoor dining. Gravelled borders. Large lawned area.

#### GARAGE

Electric up and over garage door. Power and lighting connectivity. Gas combination boiler.

#### DRAFT DETAILS

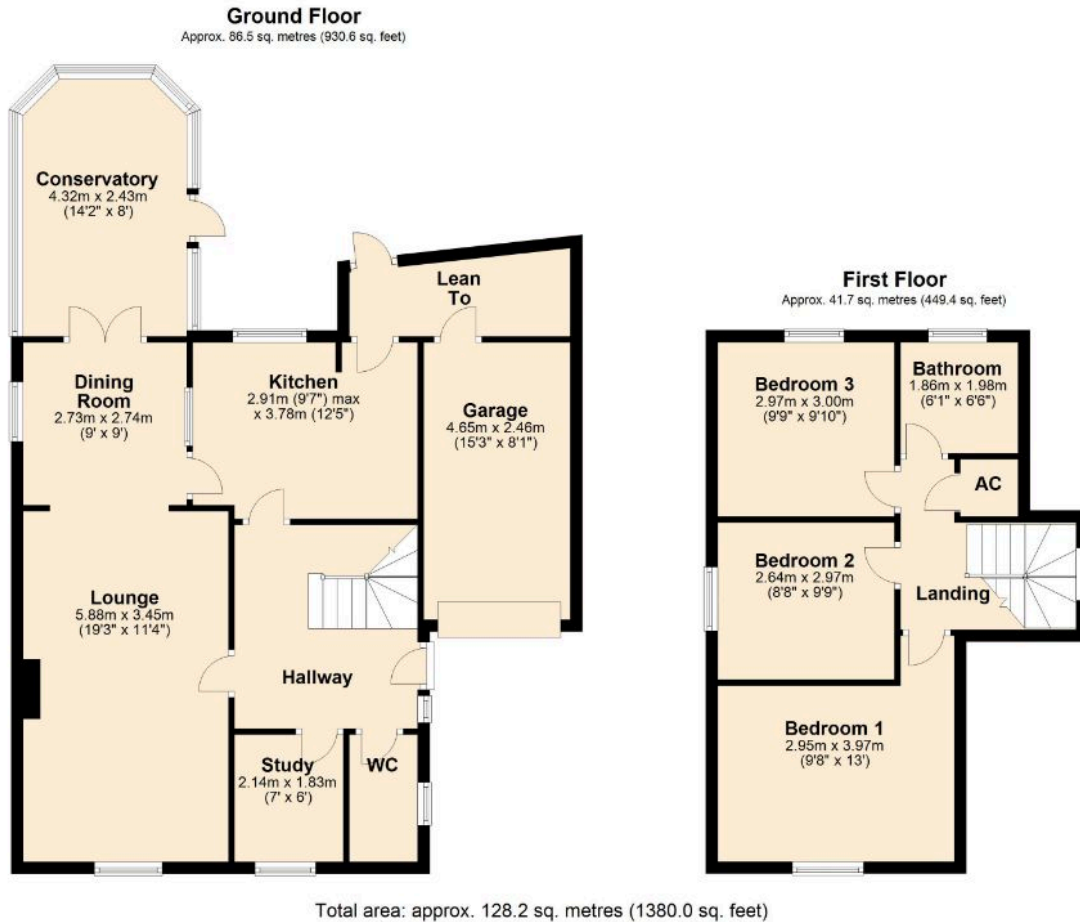
At the time of print, these particulars are awaiting approval from the Vendor(s).



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 Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. There are several local schools including primary schools and upper schools. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and 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, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).



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