

93 Birchfield Road, Abington, Northampton, NN1 4RG

H O W K I N S 🕹 H A R R I S O N

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Guide Price £300,000

An Edwardian terrace house offering accommodation over three floors, within a short distance of Abington Park and the county cricket ground, offered for sale with no upward chain, four double bedrooms, period features the opportunity to update and improve.

Features

- Edwardian town house
- Three reception rooms all with fireplaces
- Hand crafted kitchen
- Cellar
- Four double bedrooms all with fireplaces
- Rear garden and garage space
- No upward chain
- Would benefit from updating/improvement







Location

Located within a short distance of Abington Park & the county cricket ground, there are local shopping facilities on St Matthews Parade, day to day shopping facilities, restaurants, bars, theatre and museum can be found in Northampton town centre as well as restaurants, bars and boutiques on the Wellingborough Road.



Ground Floor

The entrance hall features the original terrazzo floor, corniced ceiling and stairs that rise to the first floor accommodation, the sitting room features a period style fireplace and original cornicing, the study also features a period fireplace with an original stripped pine cupboard to one side of the chimney. A further reception room to the rear of the house features another period fireplace with stripped pine mantel surround. A central kitchen has a range of hand crafted cabinets and working surfaces which incorporate a deep sink, gas hob and electric oven, a door down to the cellar, as well as to a covered read porch with outside WC.

First Floor

There are three double bedrooms all featuring period fireplaces, a bathroom with wash hand basin, WC, bath and concealed gas fired "combi" boiler. The fourth bedroom occupies the entire top floor and also features a period fireplace.

Outside

The front forecourt is enclosed by a brick built boundary wall and the rear garden is mainly lawned, enclosed by brick built boundary walls and pedestrian rear access. Like many others, there is space for a garage to be constructed.

Viewing Arrangements Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

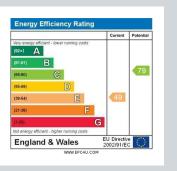
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Tel: 0300-1267000 Council Tax Band- D



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.







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