



HOWKINS &  
HARRISON

**18 Beech Avenue, Abington, Northampton, NN3 2HE**

Guide Price £315,000

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A fine 1920's bay fronted semi detached house, situated within a stones throw from Abington Park. The property has undergone a number of improvements over the years with a modern interior blended with more traditional features such as fireplaces, pictures rails and panelled doors.

## Ground Floor

The property is approached through a hardwood door with stained leaded light inserts, which can also be found in the hall and landing windows, stairs rise to the first floor accommodation with an understairs cupboard and a tiled floor. The sitting room has a feature fireplace with a coal effect gas fire, mantel surround, exposed floorboards, and uPVC bay window to front aspect. The dining room also features a fireplace with mantel surround and cupboards either side, modern wood effect flooring and uPVC French doors onto a decked seating area in the garden. The kitchen has fitted cabinets, solid timber working surfaces incorporating a deep sink, gas hob with double oven, understairs pantry cupboard and a door into a useful lean to area with uPVC doors to the front and rear, which also gives access to a sizable utility/laundry room that has plumbing for washing machine and ample space for dryer, fridge/freezer and so on.

## First Floor

The first floor has three bedrooms, two of which are double bedrooms, both with cast iron fireplaces and fitted wardrobes either side. The family bathroom has a bath with shower over, WC and vanity unit wash hand basin.

## Outside

The front of the property is enclosed by fencing and gives access to the lean to just off the kitchen. The rear garden enjoys a composite decked seating area just off the dining room with a mainly lawned and enclosed garden, further decking and patio area with pergola can be found at the top of the garden which also gives access to a wonderful gym/home office with uPVC French doors and an internal door into a single garage.

## Floorplan

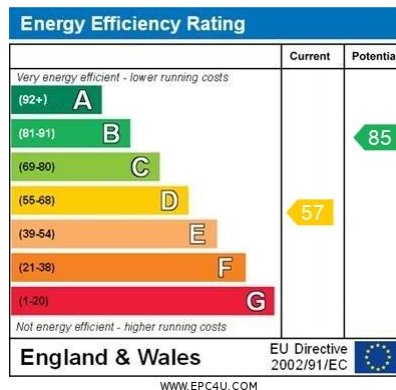
Howkins & Harrison provide these plans for reference only - they are not to scale.

## 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.

## Local Authority

West Northamptonshire Council - Tel:0300-1267000  
Council Tax Band- C



## Services

None of the available 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.

## Howkins & Harrison

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