

Birchfield Road East, Abington Northampton NN3 2SY



£274,000

A well-proportioned three bedroom home that also benefits from being chain free. Located in the Headlands area, offering convenient access to various local amenities, including shops and green spaces such as Abington park. There is a garden to the front of the property with side access and storm porch with door into the ground floor. To the ground floor there is a hallway, lounge/dining room with real wood flooring throughout, and patio doors to the garden. There is also a fitted kitchen and conservatory/utility with patio doors leading into the garden. Upstairs there are three bedrooms and a bathroom with three piece white suite including bath with shower over. The expansive rear garden benefits from a patio area, lawn and a shed offering ample outside storage. Altogether a lovely home.

Front Garden

Hedge and fence along the boundary with gate to one side with gravel and slabs leading to the front door.

Hallway

Radiator, stairs to first floor and doors into kitchen and lounge/diner.





Lounge/Dining Room

28'0" x 11'4" (8.53 x 3.45)

Two radiators, double glazed windows, real wood flooring, fitted cupboard and double glazed patio doors into rear garden.



Kitchen

10'7" x 7'5" (3.23 x 2.26)

Double glazed window to side, cupboard under stairs, laminate flooring, tiled to water sensitive areas, range of base and eye level units. There is an integrated sink with drainer, four ring gas hob with extractor over and oven.



Conservatory/utility

Radiator, range of double glazed windows, conservatory style roof, wall mounted boiler, range of base and eye level units with integrated sink with drainer and double glazed patio door into rear garden.

Landing

Double glazed window to side and doors to three bedrooms and bathroom.



Bedroom One

11'8" x 8'7" (3.56 x 2.62)

Double glazed window, radiator, laminate flooring and storage cupboard.



Bedroom Two

10'5" x 10'2" (3.18 x 3.10)

Double glazed window, radiator, laminate flooring and a range of fitted wardrobes.



Bedroom Three

8'7" x 6'4" (2.62 x 1.93)

Double glazed window, radiator and laminate flooring.



Bathroom

Double glazed window, tiled flooring and walls, three piece suite including pedestal wash hand basin, WC and bath with electric shower over.





Rear Garden

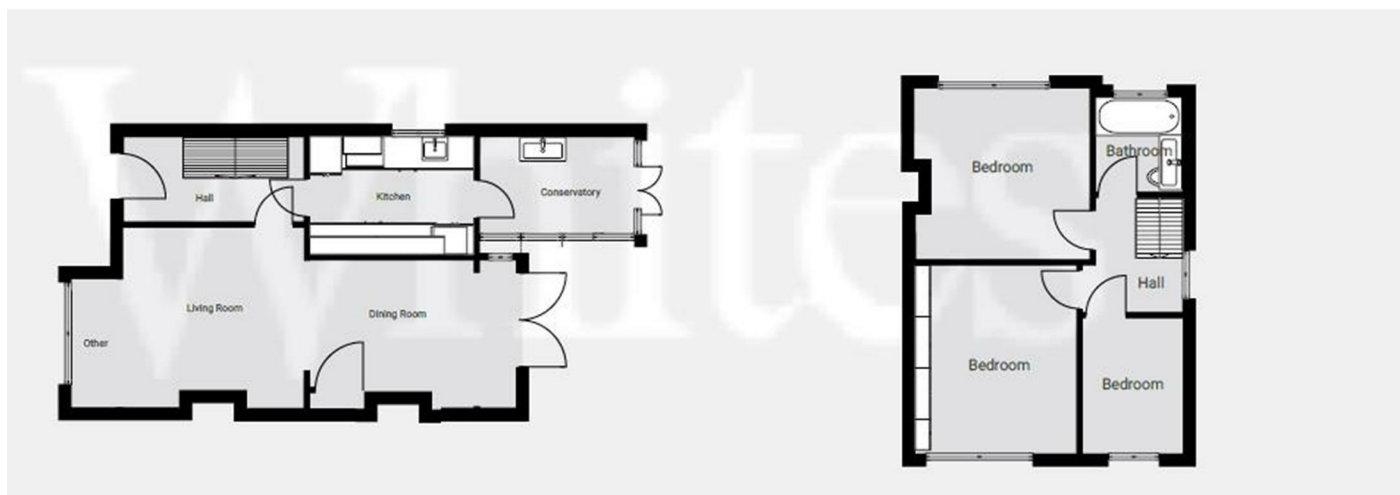
Spacious patio area that leads to laid lawn with meandering stepping stones to the rear of the property where there is a shed. There is also a variety of flora mainly to one side and access around the side of the property.

▼ Ground Floor

ROOMS: 9

▼ 1st Floor

ROOMS: 5



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	