



## 73 BIRCHFIELD ROAD NORTHAMPTON, NN1 4RG

**£310,000**  
**FREEHOLD**

Stonhills are pleased to offer this extended four double bedroom property set over three floors which is in need of some modernisation and is located in the popular area of Abington with good access to local amenities. The accommodation comprises: hall, lounge/diner, kitchen/breakfast room, wc, cellar, bedroom one with ensuite, three further bedrooms, bathroom, rear garden and double garage. CALL 01604 624424 TO ARRANGE A VIEWING.

 **stonhills**  
LAND & ESTATE AGENTS

CELLAR

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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