



108 Derby Road, Abington, Northampton, NN1 4JS

HOWKINS &
HARRISON

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Northampton, NN1 4JS

Guide Price: £350,000

An extended and versatile, three storey townhouse with four bedrooms, basement room, two bathrooms, a tandem garage, enjoying 1800 sq ft of accommodation and offered for sale with no upward chain.

Features

- Unique townhouse
- Versatile accommodation of around 1800sq ft
- Lounge & fitted kitchen
- Cloakroom & utility room
- Cellar
- Master bedroom with balcony & en-suite
- Three further bedrooms & en-suite
- Top floor bedroom with study & balcony
- Courtyard garden & tandem garage
- Close to amenities



Location

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



Ground Floor

Entrance hall with a tiled floor continuing into the lounge/dining room and stairs rising to the first floor accommodation. The lounge/dining room has a set of French doors leading onto the courtyard style rear garden and stairs which lead down to a useful basement with tiled floor, half tiled walls and radiators. The kitchen has a selection of antique pine cabinets, contrasting worktops in timber and granite incorporating an enamel deep sink, a six ring "Belling" range cooker with an extractor hood and a fitted, matching antique pine pantry cupboard, integrated dishwasher and a door into the utility room with matching cabinets and worktop, space for a washing machine, useful store cupboard and a Upvc stable style door to the courtyard garden. There is a cloakroom with WC and a stainless steel circular bowl sink and a feature glass block wall.

First Floor

The master bedroom has French doors leading onto a balcony and access to a "Jack & Jill" bathroom suite comprising of a wash basin, WC, freestanding bath, shower cubicle steamer, tiled floor and half tiled walls. A door leads into the second bedroom which has fitted wardrobes with full length mirrored doors and the third bedroom enjoys an en-suite bathroom with corner bath, wash basin, WC and mosaic tiled floor and half tiled walls.



Second Floor

The second floor has been utilised as a sitting room with exposed floorboards, pine panelled ceiling, eaves storage space, and doors into the study with French doors leading onto a balcony.

Outside

There is a rear block paved courtyard and a courtesy door into the tandem garage with a roller shutter door and gas fired boiler.



Enjoying 1800 sq ft of accommodation and offered for sale with no upward chain.



Viewing

Strictly by prior appointment via the agents Hawkins & 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.

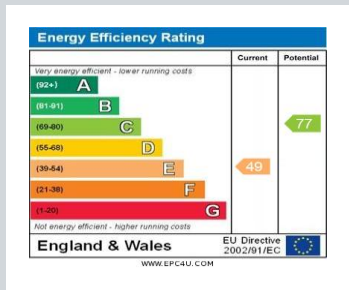
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council Tel:0300-126700.

Council Tax Band – C



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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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