



50 Park Avenue North
Northampton, NN3 2JE



Derran Dooley
Partnered With
Simpsons
Property Experts



Some homes simply offer more than bricks and mortar, they offer a lifestyle. This beautiful Victorian townhouse is one of them.

Perfectly positioned in the heart of Abington, this home enjoys one of Northampton's most desirable locations. Abington Park is just a short walk away, offering beautiful green space to enjoy all year round, while the cafés, restaurants and independent shops along the Wellingborough Road are all within easy reach. Families will appreciate being surrounded by highly regarded primary and secondary schools, with Northampton town centre also within walking distance.

Inside, this home strikes the perfect balance between period charm and modern family living. The spacious kitchen is undoubtedly the heart of the home, with a large central island creating the ideal place for busy mornings, family meals and catching up at the end of the day. The generous reception rooms offer plenty of flexibility, whether you're hosting friends, enjoying cosy evenings by the log burner or simply relaxing with the family. Every room has a welcoming feel, making it easy to imagine yourself at home from the moment you step inside.

Upstairs, the generous bedroom accommodation is perfectly suited to family life. The spacious principal bedroom benefits from a beautiful bay window and its own en-suite shower room, while four further double bedrooms provide plenty of flexibility for growing families, guests or home working. The loft room is equally versatile, making an ideal fifth bedroom, office or games room. A family bathroom, separate shower room and separate WC ensure the remaining bedrooms are well served, helping busy households run with ease.

Outside, the private walled garden provides a peaceful escape from the hustle and bustle, complete with a covered entertaining area and built-in barbecue, making it the perfect setting for summer evenings with family and friends.

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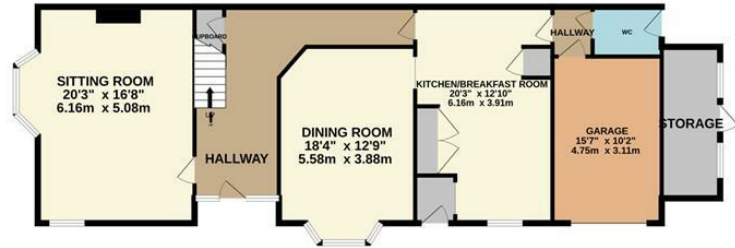
£550,000



Abington is one of Northampton's most desirable and established residential areas, loved for its character, tree-lined streets and strong sense of community. With the beautiful Abington Park at its heart, residents enjoy an abundance of green space alongside a fantastic selection of cafés, restaurants, independent shops and everyday amenities on the nearby Wellingborough Road. Excellent primary and secondary schools, easy access to Northampton town centre and the train station, together with convenient road links, make Abington an outstanding location for families and professionals alike.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2956sq.ft. (274.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

