Whites
ESTATE AGENTS

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Birchfield Road East, Northampton
Northants NN3 2SN



Asking Price £185,000

Chain free and offered for sale with an EPC rating of C, this well presented two double bedroom home occupies a popular position within the sought after Headlands area of Northampton. Benefiting from gas central heating and double glazing throughout.

The accommodation comprises an entrance hall leading to a spacious lounge with ample room for seating and entertaining. To the rear is a fitted kitchen offering a range of units, generous work surfaces and space for a dining table, together with direct access to the rear garden with patio doors. Upstairs are two well proportioned double bedrooms, including a particularly spacious principal bedroom with built in wardrobes, together with a large family bathroom fitted with a three piece suite incorporating a bath with shower over.

Externally, the property benefits from an enclosed rear garden offering excellent potential for landscaping and outdoor entertaining, whilst the front garden is enclosed by a low brick wall with gated access.

The Headlands remains one of Northampton's most popular residential locations, providing convenient access to local shopping facilities, schools and transport links. The property is also within easy reach of Abington Park, with its attractive lakes, museum, café and open green spaces, making this an ideal home.

Living Room
17'0" x 14'2" (5.2 x 4.337)

Kitchen
17'5" x 7'9" (5.328 x 2.382)



Bedroom One
13'1" x 9'9" (4 x 2.987)

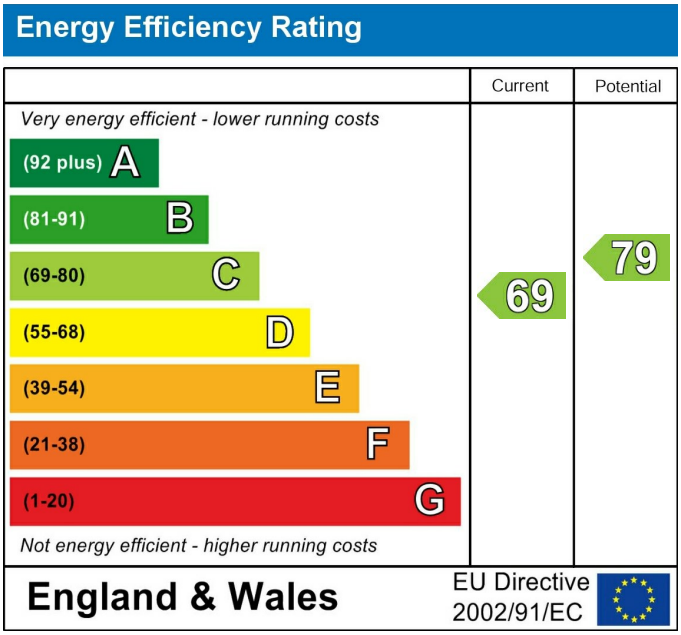


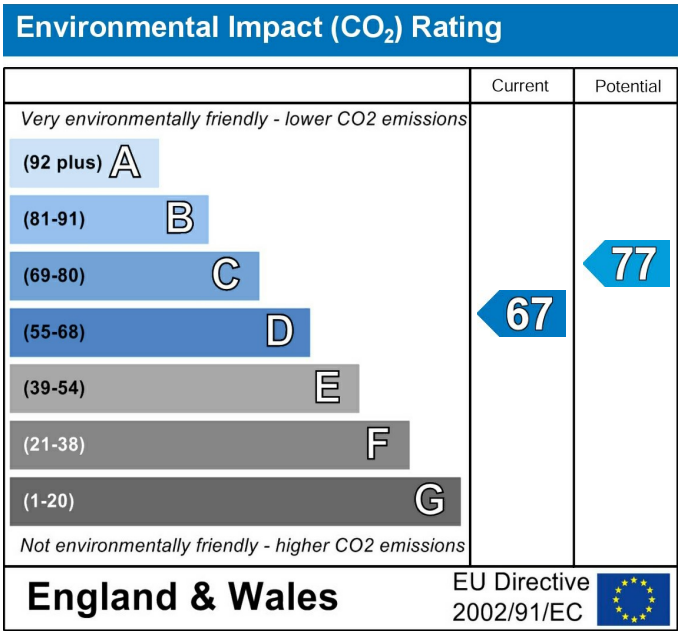
Bedroom Two
10'4" x 8'4" (3.156 x 2.547)

Bathroom
8'7" x 7'3" (2.637 x 2.235)



Rear Garden


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
69
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
67
77
England & Wales
EU Directive 2002/91/EC