



**Park Avenue North**  
Northampton

**JACKSON GRUNDY** | *The Village Agency*



wonderful



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Park Avenue North  
Northampton, NN3 2JE

TOTAL AREA: APPROX. 262.8 SQ. METRES (2828.7 SQ. FEET)

LOCATED WITHIN THE HUGELY POPULAR AREA OF ABINGTON IN NORTHAMPTON IS THIS DECEPTIVELY LARGE FIVE BEDROOM END OF TERRACED TOWN HOUSE WHICH BURSTS WITH CHARACTER FROM THE MOMENT YOU WALK IN.

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GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN /BREAKFAST ROOM
- LOBBY
- CLOAKROOM

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SECOND FLOOR

- BEDROOM FIVE

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OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM
- BATHROOM
- WC

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Offers in excess of £550,000 Freehold





## THE PROPERTY

Stepping off the street and past the bedded front garden is the front door which opens onto the beautiful hallway with Victorian style tiled floor, panelling to walls, stained glass windows, column radiators and statement staircase with stair runner.

To the left you walk into the living room with bay window to front and a large log burning stove. At the end of the hallway is the stunning kitchen with large central island, quartz worktops, range cooker, log burner and an abundance of units for storage. An archway leads you into the dining room with bay window and yet another log burning stove. On the other side of the kitchen you have the cloakroom, beyond which is the garage and access to the rear garden.



From the large first floor landing you have access to four bedrooms which includes the generous bay windowed principal bedroom with en-suite shower room and three further double bedrooms which have access to the family bathroom with separate WC and the family shower room. Off the landing is a staircase which takes you up to the fifth bedroom which is currently being used as a den/bar area.

To the rear of the property is a walled garden mainly laid to lawn with bedded plants, shrubs, small pond and garden shed. At the end of the garden is a covered patio area with built in barbeque. Beyond the side gate is an up and over door to the garage which has light and power connected as well as a courtesy door into the property.

EPC Rating E. Council Tax Band E.



## LOCATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

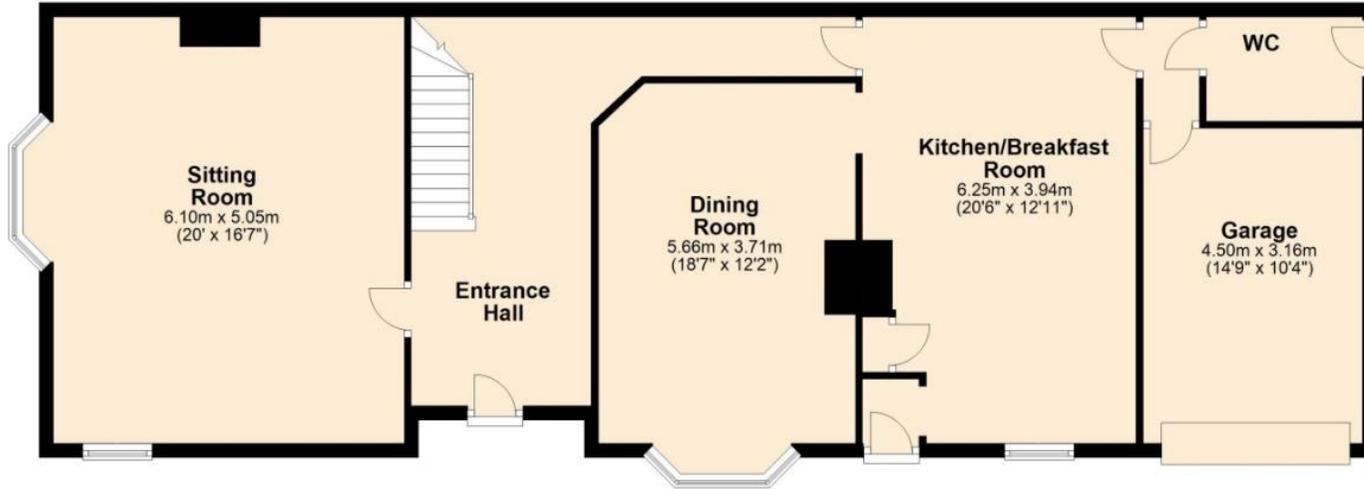


# FLOORPLAN

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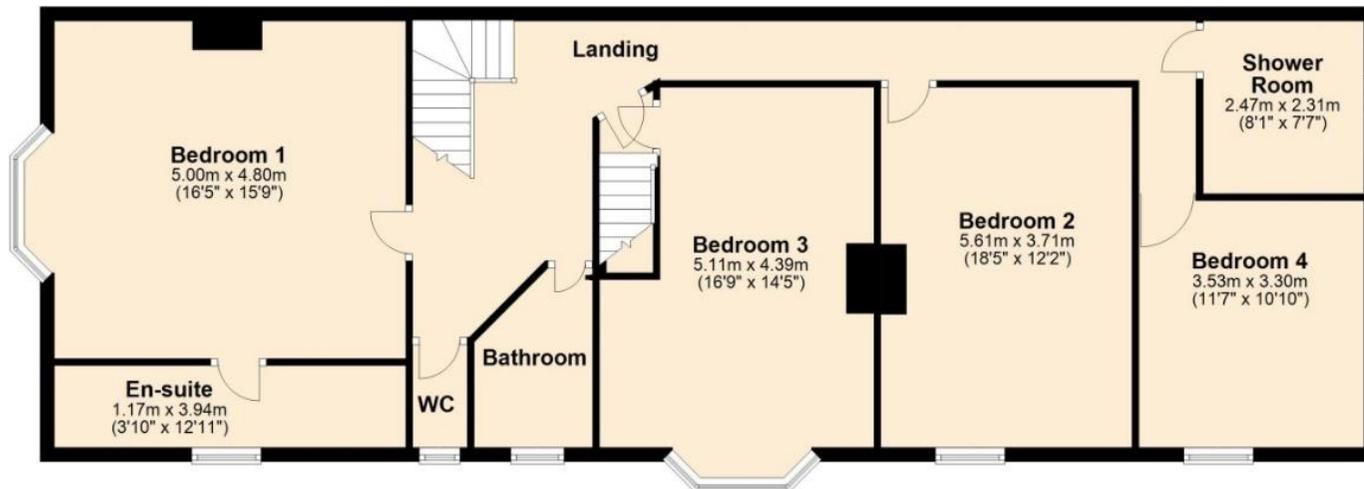
## Ground Floor

Approx. 114.2 sq. metres (1228.8 sq. feet)



## First Floor

Approx. 115.1 sq. metres (1239.1 sq. feet)



## Second Floor

Approx. 33.5 sq. metres (360.8 sq. feet)





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