

stores, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and primary schooling is available. Motorway access is via Rushmere Road to Junction 15.

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### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A4500 Wellingborough Road and continue to the traffic light junction with Christchurch Road. Turn left into Manfield Road and at the junction go straight over into Purser Road where the property can be found half way down on the left hand side.

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Not to scale. For illustrative purposes only

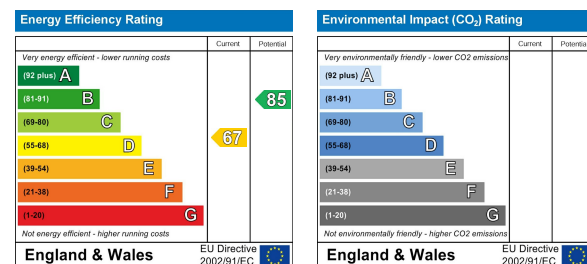
## 57 Purser Road, Abington, Northampton, NN1 4PG



**£230,000 Freehold**

A traditional three bedroom property situated on a quite road in the popular residential area of Abington. The accommodation comprises entrance hall, lounge, dining room, kitchen, bathroom, separate WC and cellar. To the first floor there are three good sized bedrooms with ensuite shower room to bedroom one. Outside there is a rear garden which is mainly laid to patio and lawn and enjoys a sunny aspect. The property is being sold with vacant possession and no upper chain.

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# 57 Purser Road, Abington, Northampton, NN1 4PG

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a hardwood front door with obscure glass window and port hole window above, radiator, coat hangers, stairs rising to the first floor and doors leading to:-

#### LOUNGE

10'8 x 10'3

Two UPVC double glazed windows to the front, radiator, real open cast iron fire with tiled hearth and wood mantle.



#### DINING ROOM

11'7 x 11'3

UPVC double glazed window to the rear, gas coal effect fire with tiled hearth and wood surround, radiator and door to:-



#### KITCHEN

10'0 x 8'2

Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, gas wall mounted combination boiler, UPVC double glazed window to the side and a door to:-



#### REAR LOBBY

With door to the rear garden and further doors to:-

#### BATHROOM

4'9 x 5'0

Suite comprising paneled bath with shower attachment, curtain and rail, wash hand basin, extractor, radiator and UPVC double glazed window with obscure glass to the side.

#### SEPARATE WC

Comprising WC and UPVC double glazed window to the rear.

#### FIRST FLOOR

#### LANDING

Storage cupboard, loft access and doors leading to:-

#### BEDROOM ONE

14'2 x 10'3 maximum

Two UPVC double glazed windows to the front, built in original wardrobe and radiator. Door leading to:-



#### ENSUITE

6'0 x 4'1

Suite comprising WC, wash hand basin in vanity unit with storage below, corner shower cubicle with centre glass opening doors, shower, tiled splashbacks and extractor.



#### BEDROOM TWO

11'8 x 8'6

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

11'0 x 8'3

UPVC double glazed window to the rear and radiator.

#### OUTSIDE

#### REAR GARDEN

Stone paved patio area with block paved pathway with the remainder of the garden mainly laid to lawn with mature flower and shrub borders, enclosed by brick walling and the rear garden enjoys a sunny aspect.



#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band B

#### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture

For further information on viewing call 01604 230222