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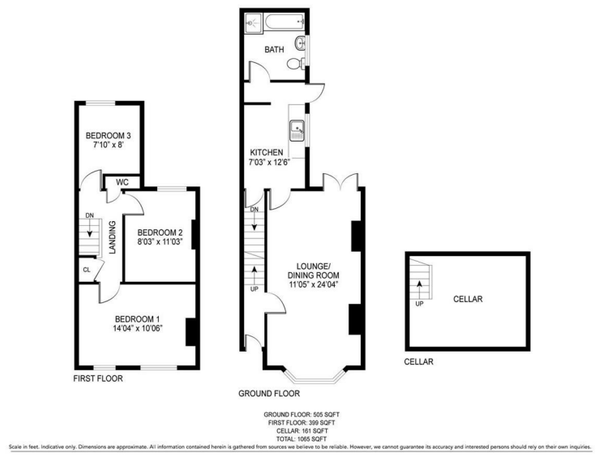

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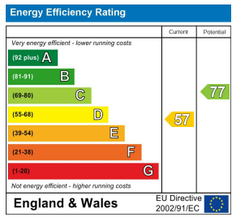

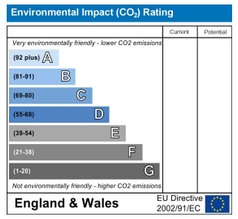

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

39 Purser Road, Abington, Northampton, NN1 4PG

£220,000 Freehold

Situated in the heart of Abington, this attractive three-bedroom mid-terrace home offers a contemporary layout ideally suited to modern living. Abington is one of Northampton's most popular residential areas, known for its strong community feel, excellent local amenities, and convenient access to the town centre. The property itself features a stylish open-plan lounge/diner, creating a bright and sociable living space, complemented by a well-appointed kitchen and a family bathroom. Additional benefits include an upstairs WC and access to a useful cellar, ideal for storage or further potential use. To the first floor are three well-proportioned bedrooms, making the home suitable for families, professionals, or those seeking flexible living space. Externally, the property boasts an attractive landscaped rear garden, perfect for relaxing or entertaining. Abington offers an excellent quality of life, with Abington Park just a short walk away, along with a wide range of independent shops, cafés, and restaurants. The area is well served by schools and public transport links, with easy access to Northampton town centre, the train station, and major road networks including the A45 and M1. The property is offered to the market with vacant possession, making it an ideal purchase for both owner-occupiers and investors alike.

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ACCOMMODATION

GROUND FLOOR

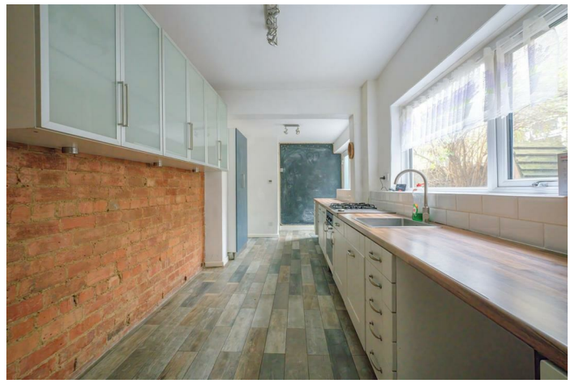
ENTRANCE HALL
Enter via a part glazed front door there are stairs leading to the first floor and doors leading through to:-

LOUNGE/DINER
24'04 x 11'05

LOUNGE AREA
A window to the front elevation allows plenty of natural light, while the property retains many of its character features, including a contemporary log burner, exposed red brick walls, and solid wood flooring. This inviting space opens through to:

DINING AREA
The open plan room allows for a vast reception area suitable for entertaining and dining. There are replacement UPVC doors leading to the rear garden and a further door leading to:-

KITCHEN
20'06 x 7'03
With windows and doors to the side elevation leading to the garden there are a range of floor and wall mounted cabinets with space for appliances, integrated stainless steel sink and drainer, access to the gas combination boiler and a door leading down to the cellar. A further door leads through to the:-



BATHROOM
7'02 x 5'0
A window to the rear elevation with suite comprising of bath, separate shower cubicle, WC and wash hand basin.

FIRST FLOOR

LANDING
With doors leading to:-

BEDROOM ONE
14'04 x 10'06
With two windows to the front elevation this room has retained many of its features with the cast iron fireplace, integrated wardrobes and solid wood exposed floors and there is space for a king size bed.

BEDROOM TWO
11'03 x 8'03
A window overlooks the side elevation there is space for a double bed with integrated wardrobes.

BEDROOM THREE
8'0 x 7'10
Space for a single bed with window overlooking the rear elevation.

WC
5'03 x 2'11
Suite comprising WC, wash hand basin and a window to the side elevation.

OUTSIDE

REAR GARDEN
The rear garden has been landscaped benefiting from a sunny south facing aspect there is artificial grass, a built in awning for a barbeque area.

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 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.

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. The property can then be found half way down on the left hand side.

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