

**90 Danefield Road  
Abington  
NORTHAMPTON  
NN3 2SR**

**£165,000**



- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **FRONT AND REAR GARDENS**

- **END OF TERRACE**
- **GAS TO RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

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90 Danefield Road Northampton NN3 2SR

We are acting in the sale of the above property and have received an offer of £167,500 on the above property.

Any interested parties must submit an offer in writing to the selling agents before exchange of contracts takes place.

A mature, end of terrace, two bedroom property situated close to Abington Park. The accommodation comprises in brief entrance hall, lounge and kitchen/dining room to the ground floor. The first floor comprises two bedrooms and family bathroom. Additional benefits include gas radiator central heating, UPVC double glazing and generous sized rear garden.

## **Ground Floor**

### **Entrance Hall**

UPVC double glazed window to front, radiator, stairs rising to first floor, doors to:

### **Lounge**

13'3" x 12'3" (4.06 x 3.74)

Feature fireplace, two UPVC double glazed windows to front.

### **Kitchen/Dining Room**

15'5" x 6'1" (4.72 x 1.87)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, electric oven, radiator, vinyl flooring, understairs storage cupboard, three UPVC double glazed windows to rear, UPVC double glazed door to rear.

## **First Floor**

### **Landing**

Loft access, doors to:

### **Bedroom One**

15'5" x 10'10" (4.70 x 3.32)

Radiator, storage cupboards, boiler, two UPVC double glazed windows to front.

### **Bedroom Two**

8'7" x 9'3" (2.63 x 2.82)

Radiator, UPVC double glazed window to rear.

### **Bathroom**

Suite comprising bath unit with shower mixer tap over, wash hand basin, low level W/C, radiator, fully tiled walls, UPVC double glazed window to rear.

## **Externally**

### **Front Garden**

Small front garden enclosed by dwarf brick wall and hedge, pathway leading to front door.

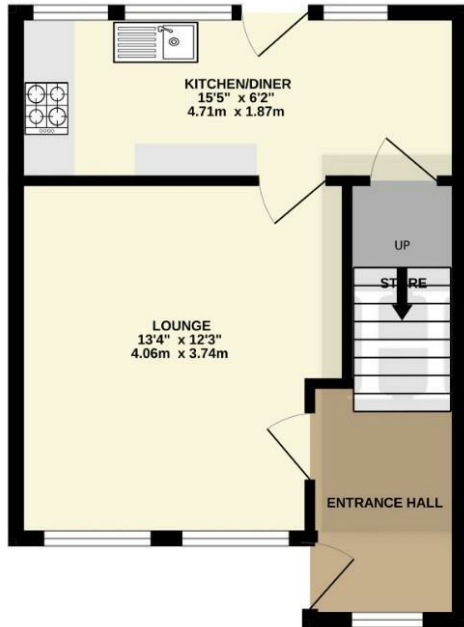
### **Rear Garden**

Paved patio area leading to lawn area, gated side access.

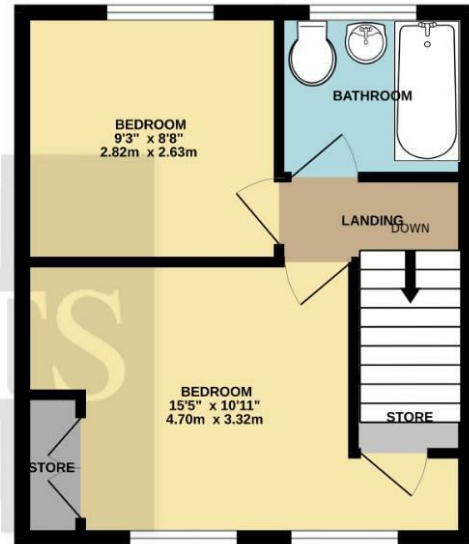
## **Agents Notes**

Council Tax Band: A

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



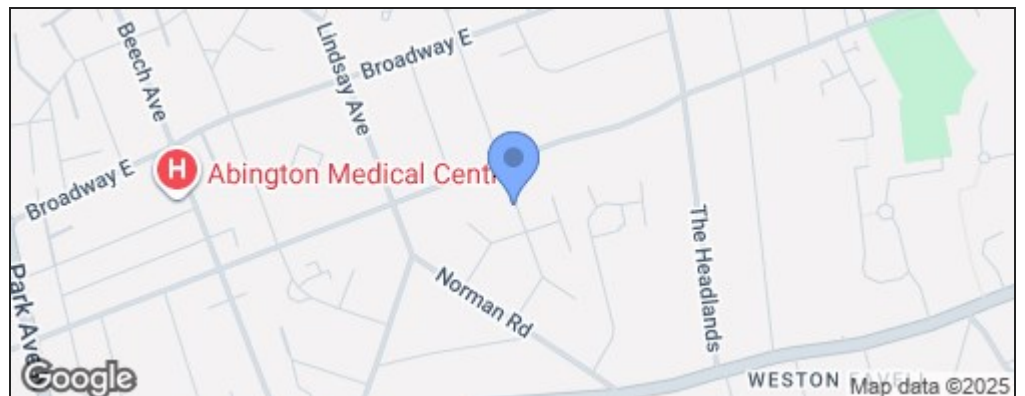
1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.