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Birchfield Crescent, Abington
Northampton
Northamptonshire, NN3 2TG
£340,000 Semi Detached



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE PLEASED TO OFFER TO THE MARKET THIS VERSATILE HOME ON BIRCHFIELD CRESCENT WITH NO ONWARD CHAIN AND HAVING BEEN RECENTLY RENOVATED THROUGHOUT WHICH PRESENTS A RARE OPPORTUNITY FOR FAMILIES AND MULTI GENERATIONAL LIVING ALIKE. FINISHED TO A MODERN STANDARD WITH BRIGHT, NEUTRAL DÉCOR, THE PROPERTY IS READY FOR IMMEDIATE OCCUPATION AND BENEFITS FROM UNDERFLOOR HEATING TO THE GROUND FLOOR FOR ADDED COMFORT.

GROUND FLOOR

- HALLWAY
- LOUNGE
- SUN ROOM
- KITCHEN
- UTILITY ROOM
- BATHROOM
- ANNEXE/BEDROOM FOUR

FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- OFF ROAD PARKING





THE PROPERTY

Jackson Grundy are pleased to offer to the market this versatile home on Birchfield Crescent with no onward chain and having been recently renovated throughout which presents a rare opportunity for families and multi generational living alike. Finished to a modern standard with bright, neutral décor, the property is ready for immediate occupation and benefits from underfloor heating to the ground floor for added comfort.

The main accommodation features spacious, well-proportioned rooms including a stylish refitted kitchen/dining space with doors opening onto the rear garden, a generous living area and contemporary shower facilities.

Upstairs, the bedrooms are light and airy, complemented by a sleek family shower room.

A particular highlight is the self-contained annex, ideal for independent living, guests or home office use, complete with its own facilities and access.

Outside, there is a private rear garden, patio seating area and useful insulated outbuilding which can be used as a home gym or office, together with ample off road parking to the front.

A superb, move in ready home offering flexibility and convenience in a popular residential location. It also benefits from all the windows being replaced.

EPC Rating: TBC. Council Tax Band: B







MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent



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 1½ 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

AGENTS NOTES

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

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

