SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
Nearby is Abington Park which has a cafe, museum, aviary, lakes, bandstand, children's play area, bowls and sports pitches. There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

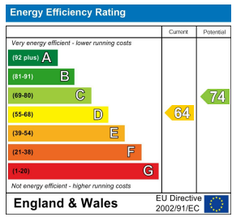
HOW TO GET THERE
From Northampton town centre take the Wellingborough Road towards Abington Park and at the traffic lights turn left onto Abington Avenue passing the BP on the right hand turn and turn immediately into Collingwood Road and take the second right into Birchfield Road.

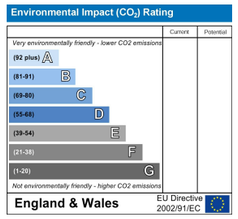
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For illustration purposes only - not to scale

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

13 Birchfield Road, Abington, Northampton, NN1 4RF



£385,000 Freehold

This substantial five-bedroom Victorian villa on Birchfield Road, Abington, offers generous space across four floors retaining many original features. The ground floor includes a large bay-fronted lounge and dining room, separated by pocket doors and a kitchen/ diner opening onto a private courtyard garden with access to a substantial double garage via a gated service road. The cellar benefits from unusually high ceilings, providing scope for further use.

The first floor comprises two double bedrooms, a family bathroom, separate WC, and an spacious principal bedroom. The second floor offers two additional double bedrooms, making the property well-suited for larger households or those requiring flexible accommodation.

Located in the desirable area of Abington, the property is close to local shops, well-regarded schools, and the open green spaces of Abington Park. Northampton town centre is within easy reach, providing a wide range of shopping, dining, and leisure facilities. Excellent transport links, including the mainline railway station and the M1, ensure convenience for commuters. This is a rare opportunity to acquire a Victorian home of this scale with secure parking, in a sought-after location.

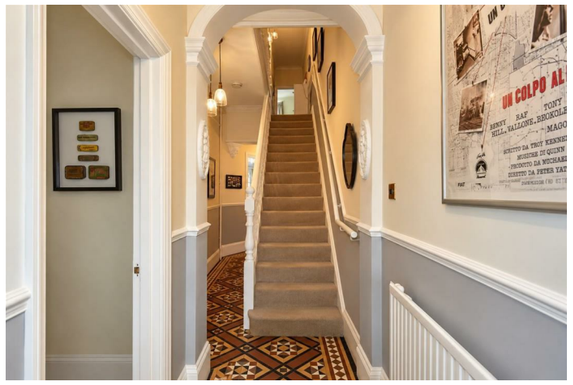
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Original tiled floor, dado rail, coving to ceiling, radiator, stairs rising to the first floor and door to cellar. Further doors lead to:-



LOUNGE
15'5 into bay x 13'1
With bay window to the front, picture rail, coving to ceiling, radiator, original feature cast iron fireplace with granite hearth and an opening leading through to:-



DINING ROOM
12'8 x 10'8
With door to the rear garden, radiator, coving to ceiling and a picture rail. A door leads back in to the entrance hall.



KITCHEN/BREAKFAST ROOM
26'5 x 10'9
Fitted with a range of floor and wall mounted units with granite work surfaces, inset sink and drainer, electric oven and gas hob with cooker hood over, space for washing machine and tumble dryer, wooden floor, coving to ceiling, two windows to the side elevation and French doors leading out to the rear garden.



CELLAR
12'3 x 14'2

FIRST FLOOR

LANDING
With stairs rising to the second floor, coving to ceiling, dado rail and doors leading to:-

BEDROOM ONE
17'4 x 15'6 into bay
With fitted wardrobes, radiator, bay window to the front elevation, picture rail and coving to ceiling.

BEDROOM TWO
12'8 x 10'9
Window to the rear elevation, dado rail, picture rail, storage cupboard and radiator.



BEDROOM THREE
13'3 x 10'0
With bay window to the rear elevation, coving to ceiling and two built in wardrobes.

BATHROOM
9'8 x 7'2
A four piece suite comprising low flush WC, pedestal wash hand basin, freestanding claw foot bath and glazed shower unit with shower tray and plumbed in shower over, fully tiled floor and walls and two windows to the side elevation.



SEPARATE WC
Window to the side elevation, low flush WC and pedestal wash hand basin.

SECOND FLOOR

LANDING
With window to the rear elevation, storage cupboard and doors leading to:-

BEDROOM FOUR
6'5 x 7'7
With Velux window to the front elevation and radiator.

BEDROOM FIVE
12'9 x 10'10
With window to the rear elevation and radiator.

OUTSIDE

REAR GARDEN
Immediately to the rear of the property is a block paved terrace yard which gives access to the double garage.



DOUBLE GARAGE
17'2 x 19'7
Power and lighting connected.

