



# Meshaw Crescent

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



# Meshaw Crescent

Abington Vale  
NN3 3NG

Price  
£365,000

**O'Riordan Bond is delighted to offer for sale this much extended three/four bedroom semi-detached family home located in a particularly sought after area within Abington Vale.**

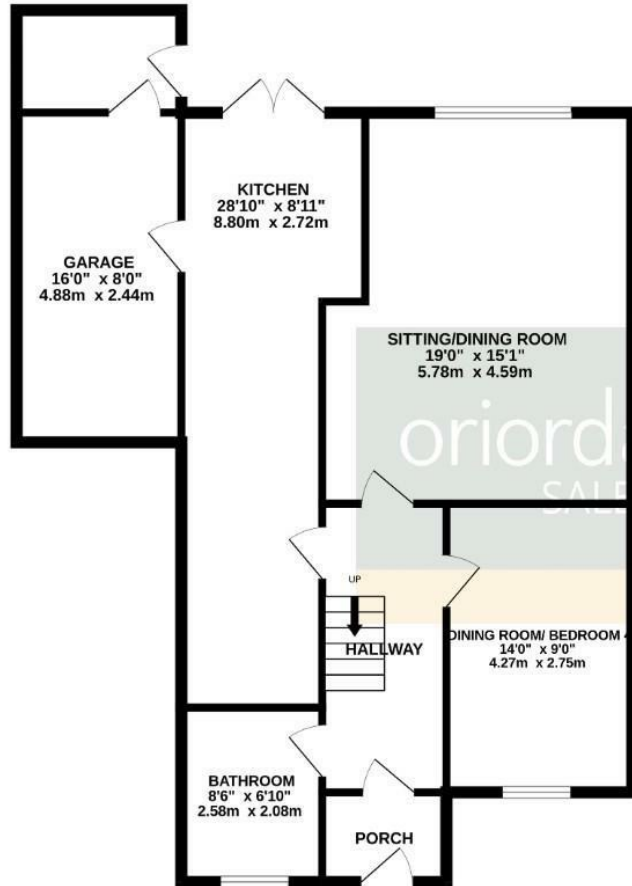
The accommodation comprises entrance porch, entrance hall, re-fitted shower room with porcelain flooring and under floor heating, separate dining room (could be adapted for use as a ground floor bedroom) spacious 19'x15' sitting room, 28' re-fitted kitchen/breakfast room with a comprehensive range integrated appliances including double oven, gas hob, dishwasher, washing machine and fridge/freezer as well as Karedean flooring, three good size first floor bedrooms with fitted wardrobes to the master and a re-fitted family bathroom. There is a deep linen cupboard on the landing plus access to a mostly boarded and insulated loft space with fitted ladder. Externally, the property enjoys open plan frontage laid mainly to a block paved driveway providing ample off road parking and giving access to a carport which leads to a single garage with automatic roller door. The rear garden is fully enclosed, and low maintenance, laid mainly to Indian sandstone with well stocked and tendered borders and features a relatively new timber built summerhouse. This is a great house with many further benefits including solid oak internal doors, tilt and turn uPVC double glazed windows and gas radiator heating. (B/1364/M)

- Extended three/four bedroom semi-detached family home
- Two reception rooms
- 28' re-fitted kitchen/breakfast room with integrated appliances
- Separate re-fitted shower room and family bathroom
- Low maintenance rear garden with summerhouse
- Ample off road parking and garage with automatic roller door

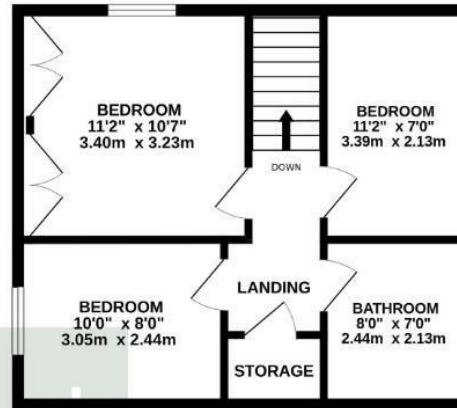




GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Abington Sales**

**01604 639007**

abington@oriordanbond.co.uk

