RICHARD GREENER

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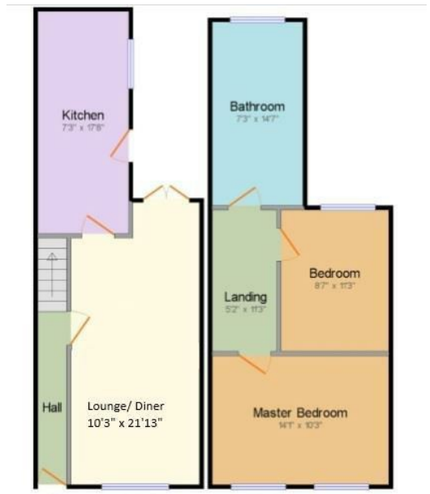
53 Abington Avenue, Northampton, NN1 4PB



£210,000 Freehold

A well-presented late Victorian terraced property, offered to the market with no forward chain and retaining a wealth of original features. The property also benefits from uPVC double glazing and gas central heating.

The accommodation comprises an entrance hall, through lounge/dining room, refitted breakfast kitchen, two double bedrooms and a bathroom. Externally, the property enjoys an enclosed rear garden.

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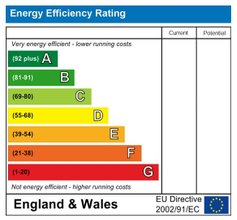

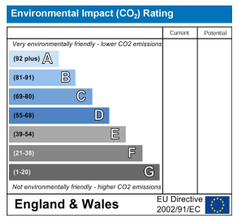

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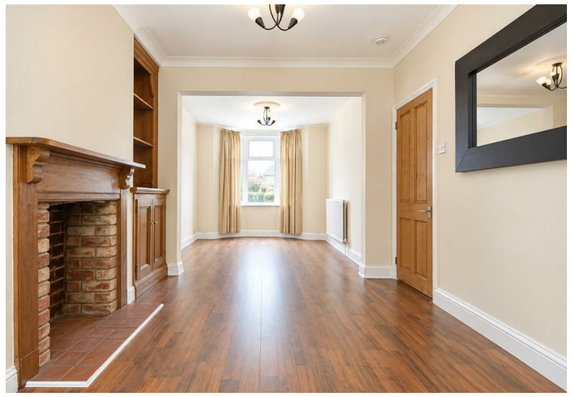
ACCOMODATION

ENTRANCE HALL
Central heating radiator, staircase to first floor landing

OPEN PLAN LOUNGE/ DINER
21'13" x 10'3"
Upvc Bay window to front, Upvc French doors to garden, central heating radiator, coving to ceiling, built in solid wood Welsh dresser unit, exposed brick fireplace with wooden mantle



BREAKFAST KITCHEN
17'8" x 7'3"
Fitted with a range of floor and wall mounted units having rolled edge worksurfaces and tiled splashbacks, incorporating stainless steel sink bowl and drainer unit. Integrated electric oven and induction hob with cooker hood over, space for washing machine, space for fridge/ freezer.
Two Upvc double glazed windows to side, Upvc double glazed door to garden, herringbone tiled floor and space for breakfast table

STAIRCASE AND LANDING
With loft access hatch

BEDROOM ONE
14'1" x 10'3"
Two Upvc double glazed windows to front, central heating radiator, built in wardrobe, cast iron fireplace with tiled hearth and wooden mantle, exposed timber floor

BEDROOM TWO
11'3" x 8'7"
Upvc double glazed window to rear, central heating radiator, exposed timber floor

BATHROOM
14'7" x 7'3"
Fitted with a four piece suite comprising a low flush w/c, panelled bath, sink unit and shower with glazed door. laminate flooring, Upvc double glazed window to rear and central heating radiator

OUTSIDE

REAR GARDEN
Pedestrian access leads to the rear garden which is surrounded by a timber fence

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

COUNCIL TAX
West Northamptonshire Council - Band A

LOCAL AMENITIES
There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, restaurants, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and primary schooling at Weston Favell Primary School on the Wellingborough Road. Motorway access is via Rushmere Road to Junction 15.

HOW TO GET THERE
From Northampton town centre proceed along the Kettering Road until eventually turning right onto Abington Avenue.