

**COUNCIL TAX**

West Northamptonshire Council - Band B

**LOCAL AMENITIES**

There are a variety of shops, restaurants and public houses and a number of niche retail outlets along the nearby Wellingborough Road. Northampton town centre is approximately one mile distant and the property is conveniently placed for access to Northampton General and St Andrews Hospitals. The Northampton School for Boys is also within walking distance.

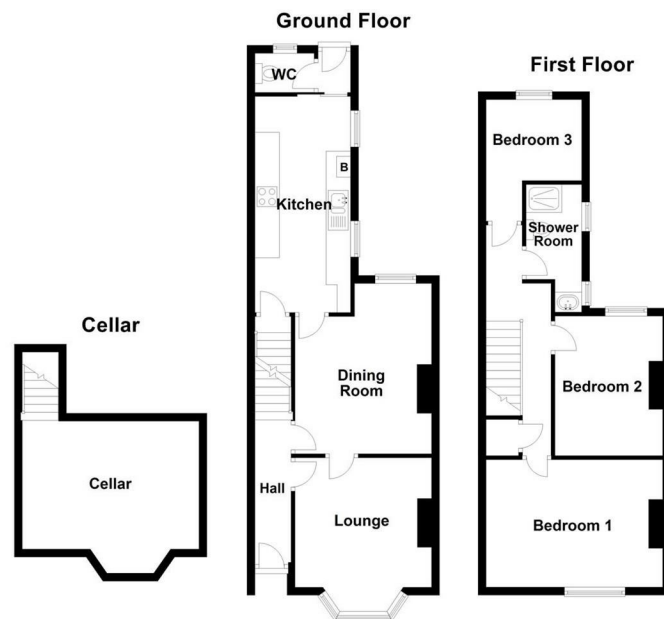
**HOW TO GET THERE**

From Northampton town centre proceed in a north easterly direction from Abington Square onto the A5123 Kettering Road and continue through the traffic light junction with Clare Street and onto the next traffic lights adjacent to the Picturedrome public house. Take the right filter and turn right into Abington Avenue and follow the road to the

junction with Stimpson Avenue taking the left fork straight on where the property stands on the left hand side.

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**91 Abington Avenue, Northampton, NN1 4PB**



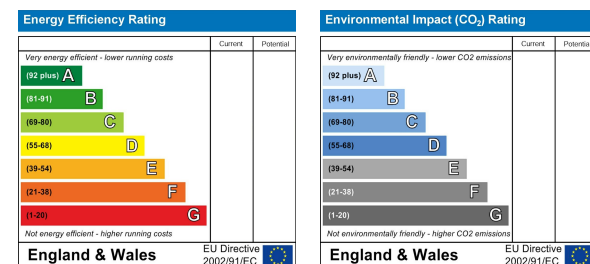
Not to scale. For illustrative purposes only



**Asking Price £225,000 Freehold**

This traditional three bedroomed bay fronted town house has been well maintained by the present owners and occupied as a residential investment having been purchased in 1983. The interior offers three bedroomed accommodation together with a well fitted shower room on the first floor, two reception rooms and modern fitted kitchen on the ground floor. In addition there is a basement cellar and a ground floor WC and a particular feature is the extensive lawned garden at the rear. The property is offered with vacant possession and would be an ideal first time purchase or residential investment.

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# 91 Abington Avenue, Northampton, NN1 4PB

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

11'10 x 3'0

Approached through a recessed porch with a PVCU composite door the hall contains the stairs rising to the first floor and there are doors leading to:-

#### LOUNGE

12'7 x 11'0 maximum

With a three casement shuttered bay window to the front elevation there is a door connecting to:-



#### DINING ROOM

14'1 x 11'3

Also approached through the entrance hall this room has laminate flooring and a two casement PVCU window to the rear elevation. A door leads to:-



#### KITCHEN

17'8 x 7'3

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel one and a half bowl sink unit with mixer tap over and appliances comprising the Bosch eye level double oven and the four place gas hob with cooker hood over in stainless steel. There is an automatic washing machine included, space for a fridge/freezer, under stairs access to the cellar, a window to the side elevation and a sliding door leads to:-



#### PORCH/WC

7'10 x 3'1

With a PVCU door opening to the rear garden and a further door opening to the WC which has a concealed cistern and a window to the rear elevation.

#### CELLAR

14'4 x 10'6

With a brick floor and containing the electricity and gas meters.

#### FIRST FLOOR

##### LANDING

17'0 x 5'1

With a roof void access hatch with retractable ladder to the loft space there is a built in cupboard and panelled doors lead to:-

##### BEDROOM ONE

14'4 x 10'6

With two PVCU windows to the front elevation this room has an exposed pine floor.



##### BEDROOM TWO

11'2 x 8'10

Also with an exposed pine floor, built in storage shelves and a two casement PVCU window to the rear elevation.



##### SHOWER ROOM

10'5 x 4'6 maximum

With a white suite of ceramic tiled shower cubicle with integrated shower and folding door, WC and vanity wash basin with cupboards under. There is a mirror fronted cabinet over the wash basin, a heated towel rail and two windows to the side elevation.



##### BEDROOM THREE

7'3 x 6'8

With an exposed pine floor and a fitted shelf there is a PVCU window to the rear elevation.

### OUTSIDE

#### REAR GARDEN

Approached by a lean to loggia where there is an external water tap and power point, the first section of the garden is laid to lawn bounded by brick walls and some close boarded fencing and there are soft fruit and rose borders. The garden continues on to where there is a mature apple tree and beyond this there is a further area of lawn and at the far end there is a timber garden store.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant combination gas fired boiler also providing domestic hot water.

For further information on viewing call 01604 230222