



# Birchfield Road

Abington, Northampton

oriordanbond  
SALES & LETTINGS





## Birchfield Road

Abington  
NN1 4RQ

Offers Over  
£350,000

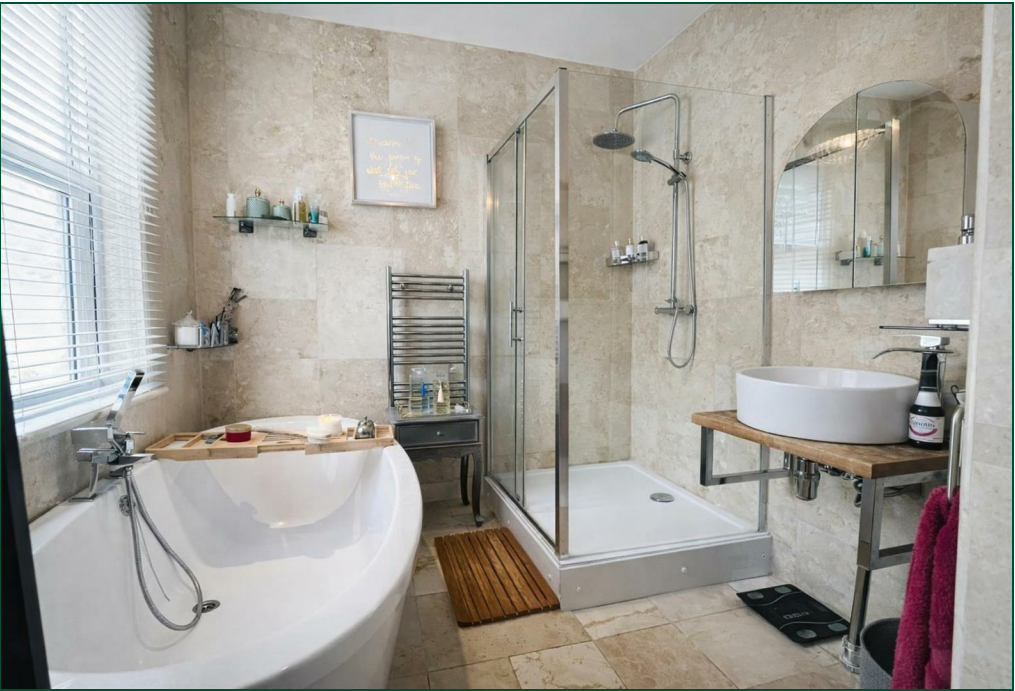
A substantial three double bedroom double bay fronted home, located in a highly popular road in Abington, within walking distance of the park. The property is beautifully presented throughout with many impressive features including character fireplaces, original architraving and a combination of stripped floor boards and extensive polished granite effect ceramic tiled floors downstairs.

The spacious accommodation comprises through entrance hall, a large bay fronted sitting room with dining area, a stunning re-fitted kitchen/breakfast room with central island incorporating a breakfast bar, a 28' feature exposed brick wall and bi-fold doors onto the garden, an extension to the side providing a large utility room and shower room, cellar, three large first floor double bedrooms and a striking four-piece bathroom with free-standing bath and separate shower. There is also a three-piece en-suite bathroom to one of the bedrooms. Externally there is a gated front garden with brick and wrought iron retaining wall plus an enclosed rear garden laid mainly to lawn with a sheltered terrace area to the house. Further benefits include uPVC double glazing and gas radiator heating. (B/1880/M)

- Substantial three bedroom double bay fronted home
- Stunning re-fitted kitchen/breakfast room
- En-suite bedroom and separate shower and bathrooms
- Large utility room
- Gas radiator heating
- Enclosed rear garden with sheltered terrace

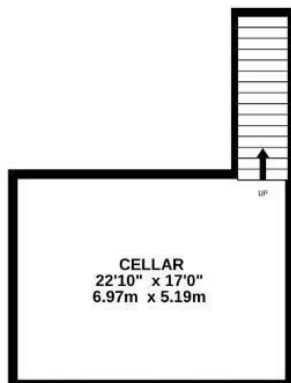




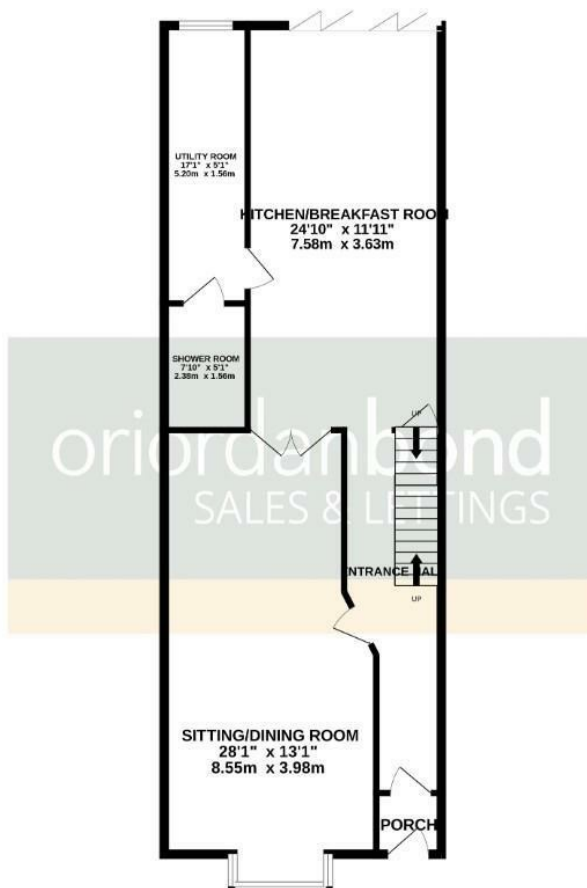




**BASEMENT**  
253 sq.ft. (23.5 sq.m.) approx.



**GROUND FLOOR**  
879 sq.ft. (81.7 sq.m.) approx.

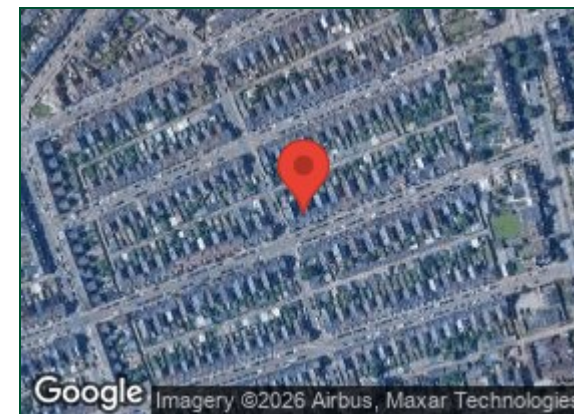


**1ST FLOOR**  
747 sq.ft. (69.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1880 sq.ft. (174.6 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: D
- 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**

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