



## 31 Whitworth Road

Abington, Northampton, NN1 4HG

£1,350 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into 20th March 2026!!!

A beautifully presented, bay-fronted terraced house in the sought after area of Abington, with three double bedrooms, a utility room and cloakroom, cellar, and enclosed rear garden.



Unfurnished accommodation: Entrance hall, living room/dining room, kitchen, utility, cloakroom, cellar, outside store room, three double bedrooms, bathroom, enclosed rear garden. Energy Rating C. Northampton Council Tax Band B.

The front door leads into the entrance hall with stairs rising to the first floor and a door leading into the living room/dining room. This dual aspect room is flooded with natural light from the bay window to the front and the French doors leading to the rear garden. Exposed floorboards, high ceilings, decorative coving and a cast iron decorative fireplace add to the period charm of this property. The kitchen has a range of cream base and eye level units, with wooden worktops and an electric oven and ceramic hob. There is a door to the garden and a door to the cellar. Please note, cellars are naturally damp environments and should not be used for storing perishable or valuable items. To the rear of the kitchen is a door leading to the utility room, which has further storage units and plumbing and space for a washing machine, and also leads into the cloakroom, containing a toilet and hand-wash basin and the boiler.

Upstairs, there are three double bedrooms all with carpets and fitted Venetian blinds to the windows. Bedroom one is situated to the front, with a bay window allowing in plenty of natural light. Bedroom two is situated in the middle, with a window to the rear and bedroom three is at the back of the house, overlooking the rear garden. The modern bathroom has a white suite with a shower over the bath, a hand wash basin, a toilet and a heated towel rail.

The rear garden is paved with a split level and has a door to the outside store room.

The property benefits from upvc double glazing and gas fired radiator heating. There is unallocated street parking available, which does not require a permit.

Living Room/Dining Room 11' x 25'06 max (3.35m x 7.77m max )

Kitchen 12'08 x 7'03 (3.86m x 2.21m )

Bedroom One 13'11 x 13'02 max (4.24m x 4.01m max)

Bedroom Two 12' x 8'02 (3.66m x 2.49m )

Bedroom Three 9'06 x 7'05 (2.90m x 2.26m )

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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