

50 Park Avenue North
Abington
Northamptonshire
NN3 2JE

£495,000



OSCAR JAMES

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WHAT'S GREAT?

Oscar James are proud to present this wonderfully presented 1930's end of terrace family home. The property is in excess of 2700sqft offering a wealth of character and space situated in the heart of Abington.

Park Avenue North is only a stones throw from Abington Park, local shops and restaurants along with easy access to Northampton town centre and Northampton School for Boys.

The generous size property accommodation comprise; welcoming entrance hall with stained pinewood flooring which leads to the living room with open feature fire place and bay window. The shaker style kitchen has a range of built in units, central island with breakfast bar and space for a host of appliances. Furthermore you will find a dining room, entrance to the garage, downstairs w/c and door leading to the rear garden.

To the first floor you will find four excellent size double bedrooms with the master benefiting from a shower en-suite. There are two family bathrooms one including a bath and a further including a three piece shower suite.

The third floor is currently being used as a games room, gym or fifth bedroom.

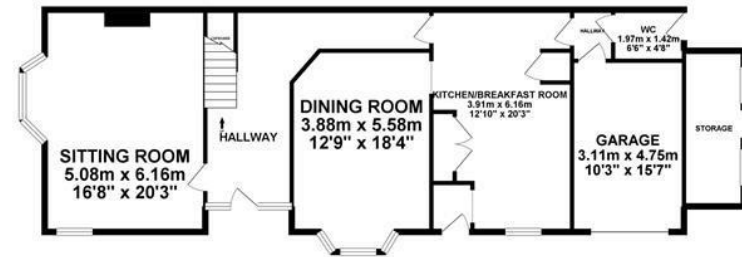
The enclosed walled rear garden is mainly laid to lawn with patio area for seating and outside bbq. You have access to the side of the property and garage along with extra storage area.

To view this deceptively large family home, please call sole selling agents Oscar James on 01604 622722 today.

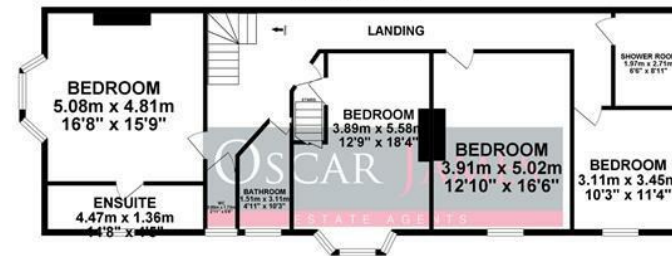
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FLOOR PLAN

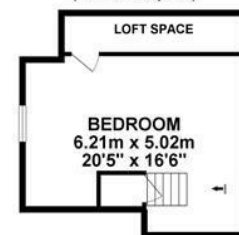
GROUND FLOOR 117.25 sq. m.
(1262.03 sq. ft.)



1ST FLOOR 111.75 sq. m.
(1202.82 sq. ft.)



2ND FLOOR 34.48 sq. m.
(371.14 sq. ft.)



TOTAL FLOOR AREA : 263.47 sq. m. (2835.99 sq. ft.) 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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AT A GLANCE...



Living room with bay window



Shaker style kitchen



Five excellent size bedrooms



Two family bathrooms and shower en-suite



Enclosed garden



On street parking with access to single garage





SELLER'S SECRET

We moved to Park Avenue North to be close to Abington Park, the town centre and Northampton School for Boys.

The location and size of the property were what sold it to us back in 2006 and we have made some fantastic memories here.

We have been very happy here and will miss the convenience of the location greatly. Now the boys have left home we are simply looking to move into a more rural part of Northamptonshire.



Why we like it....

This is a fantastic opportunity to acquire such a well-kept family home. The current vendors have kept the property in fantastic condition throughout and can be seen when walking through.

We fully expect a property of this calibre won't be on the market for very long. To arrange your internal viewing, please call us today on 01604 622722 to arrange your internal viewing.

OSCAR JAMES

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To buy or not to buy....
