157 Abington Avenue
Abington
NORTHAMPTON
NN1 4QB

£325,000

- MODERN TOWN HOUSE
- FOUR BEDROOMS
- SPACIOUS FIRST FLOOR LOUNGE
- ALLOCATED SECURE PARKING
- WALKING DISTANCE TO PARK
- HEART OF ABINGTON LOCATION
- LARGE KITCHEN/ BREAKFAST ROOM
- TWO BATHROOMS
- GOOD ORDER THROUGHOUT
- ENERGY EFFICIENCY RATING: C

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A modern built townhouse located in the heart of Abington. This generous family home offers accommodation over three floors. To the ground floor is a kitchen/breakfast room, study/fourth bedroom and WC. The first floor offers a double bedroom, lounge with Juliet balcony, and shower room. The second floor has two double bedrooms and a further shower room. Heating is via radiators, and windows are uPVC double glazed. Exterrnally the property offers an enclosed courtyard style rear garden with access to an allocated parking space.

Ground Floor

Entrance Hall
Entry through hardwood door with small window over, coat hanging rack, partly glazed door to inner hallway.

Inner Hallway
Stairs rising to first floor, under stairs cupboard, radiator, engineered wood flooring.

Cloakroom
Wall mounted wash hand basin, close coupled WC, tiled floor, half tiling to walls, radiator, extractor fan.

Study/Bedroom Four
12'11" x 8'0" max (3.96 x 2.44 max)
Engineered wood floor, radiator, wall light points, arched recess with shelving, window to front elevation.

Kitchen/Dining Room
14'7" x 12'3" max (4.45 x 3.75 max)
White kitchen comprising base and wall mounted cupboards with chrome handles, square edge work surface space, inset one and half bowl sink unit, new built in electric oven, five ring gas hob with extractor fan over, plumbing for washing machine, integrated dishwasher, space for American style fridge/freezer, half tiling to walls, sunken spotlight to ceiling, tiled floor, radiator, UPVC French doors to rear garden.

First Floor

Landing
Engineered wood floor, stairs rising to second floor, thermostat for heating system.

Lounge
16'3" x 12'3" max (4.96 x 3.75 max)
Engineered wood floor, wall light point, two radiators, Juliet balcony to front aspect.

Bedroom Three
12'3" x 9'5" (3.75 x 2.88)
Radiator, window to rear elevation.

Shower Room
Corner shower cubicle, wash hand basin, close coupled WC, tall standing heated chrome towel rail, half tiling to walls, tiled floor, sunken spotlights to ceiling, electric shaver point, extractor fan.

Second Floor

Landing
Access to loft area.

Shower Room
Double width shower cubicle, wash hand basin, closed coupled WC, tall standing heated chrome towel rail, half tiling, tiled floor, extractor fan.

Bedroom One
12'3" x 11'9" (3.75 x 3.60)
Fitted double wardrobe, radiator, window to front elevation.

Bedroom Two
12'3" x 9'7" (3.75 x 2.93)
Radiator, window overlooking rear garden.

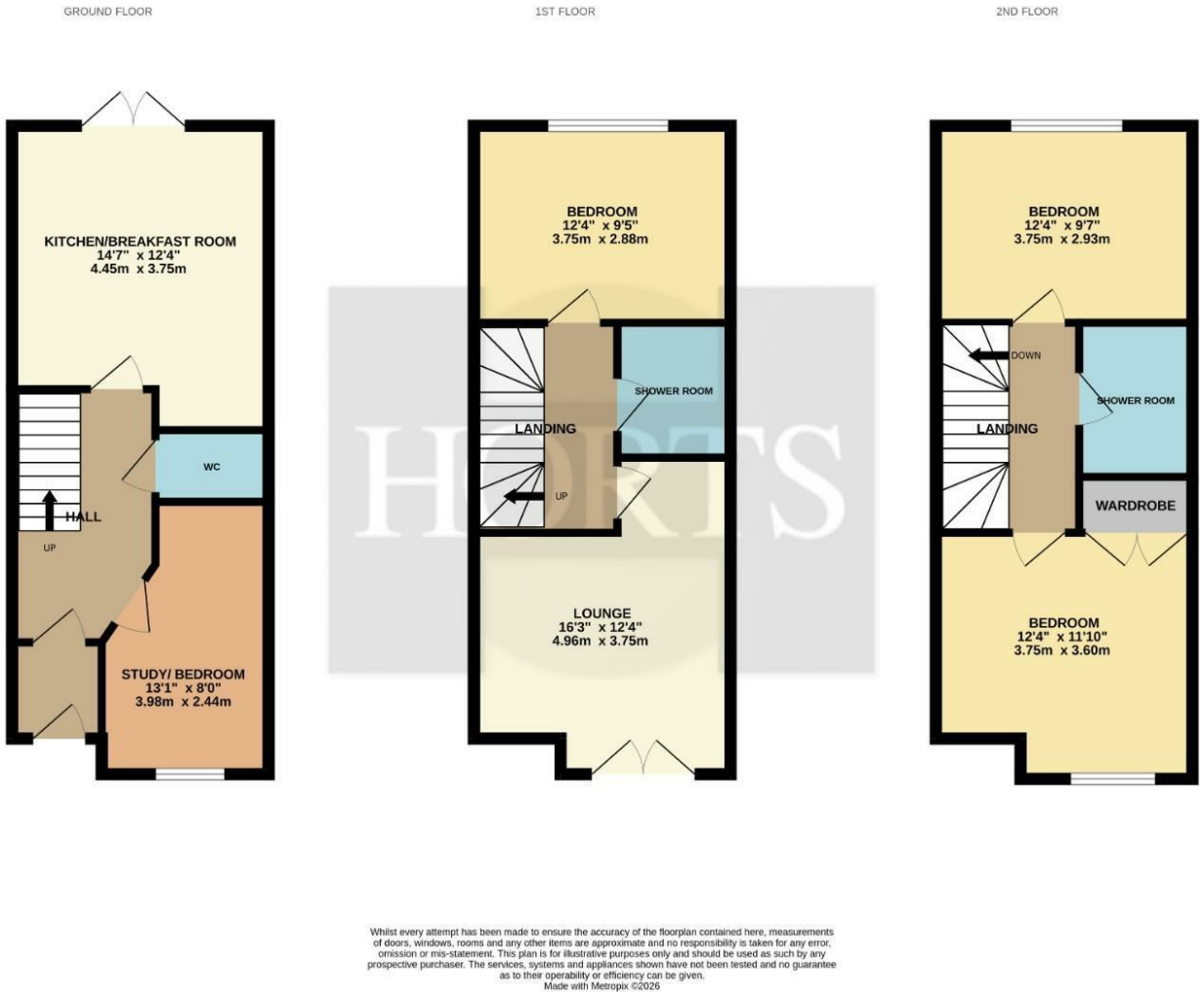
Externally

Front Garden
Pebbled frontage enclosed by wrought iron fencing with gate. Paved pathway to entrance.

Rear Garden
Courtyard style garden of paved patio area, small dwarf wall leading to pebbled area. The rear garden is enclosed by timber panel fencing to both sides with outside cold water tap and bike rack. Gated access to parking area.

Parking Area
The parking area has allocated parking for one vehicle, which is marked number 6. Parking is secured by electric gates.

Agents Notes
Council Tax Band: D



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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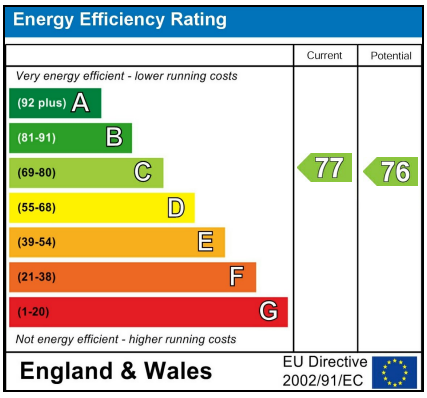

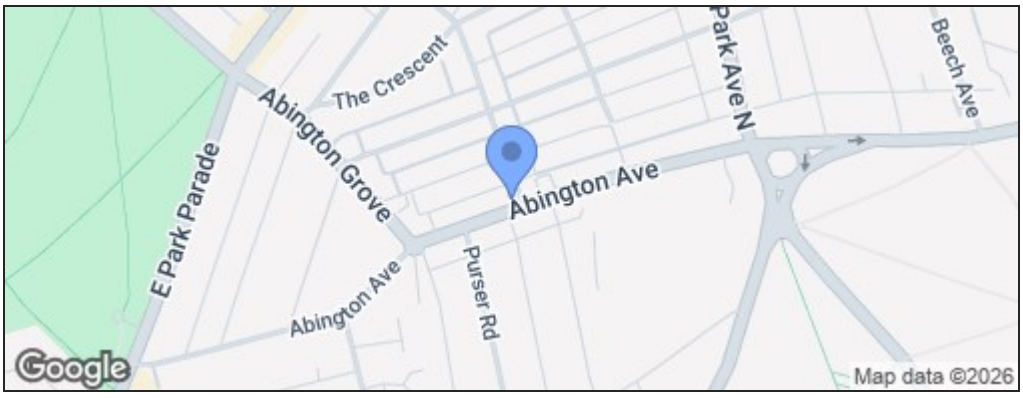

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