

**87 Broadway East
Abington
NORTHAMPTON
NN3 2PP
£270,000**



- **BAY FRONTED SEMI DETACHED**
- **OPEN KITCHEN/DINER**
- **DOUBLE GLAZING**
- **ORIGINAL FEATURES**

- **THREE BEDROOMS**
- **GENEROUS REAR GARDEN**
- **RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature bay fronted, semi detached home in the sought after Broadway area of Abington, close to local schools, shops and Abington Park. The accommodation comprises: an entrance hall, sitting room and an open plan kitchen diner on the ground floor with three bedrooms and a family bathroom on the first floor. Externally there is a mature front garden and a generously sized rear garden with further benefits including double glazing, radiator heating and a host of original features. The property is offered for sale with a complete upper chain.

Entrance Hall

Entered via a recently replaced composite panel door under a storm porch, stairs rise to the first floor landing with a storage cupboard under, double glazed window to the side elevation, radiator, doors to the ground floor rooms.

Sitting Room

13'2 into bay x 12'8 (4.01m into bay x 3.86m)

Double glazed bay window to the front elevation, radiator, feature fireplace with a timber surround, picture rail, television point, laminate flooring.

Kitchen/Diner

19'2 max x 11'2 max (5.84m max x 3.40m max)

Fitted with wall and base level units with complementary work surfaces over, inset stainless steel sink drainer unit, plumbing for an automatic washing machine, space for an American style fridge, electric oven and gas hob with an extractor over, wall mounted boiler unit, double glazed window to the rear elevation, tiled flooring, open to the former dining room with double glazed bay window and French doors to the rear garden, cast iron feature fireplace, timber surround, picture rail, radiator.

Landing

Loft access hatch, doors to the first floor rooms.

Bedroom One

12'10 x 13'10 into bay (3.91m x 4.22m into bay)

Double glazed bay window to the front elevation, radiator, feature fireplace with a timber surround, picture rail.

Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)

Double glazed window to the rear elevation, laminate flooring, built-in wardrobe, radiator.

Bedroom Three

7'8 x 6'0 (2.34m x 1.83m)

Double glazed window to the front elevation, radiator.

Bathroom

Refitted with a suite comprising a panelled bath with a shower over, pedestal sink and a low level w.c., radiator, tiled flooring and splash back areas, double glazed window to the rear elevation.

Front Garden

Enclosed by a picket fence with a gated path to the front porch, gated side access to the rear garden.

Rear Garden

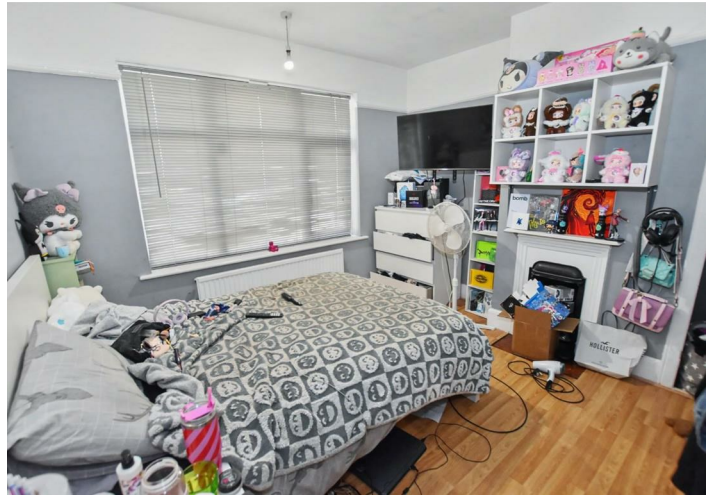
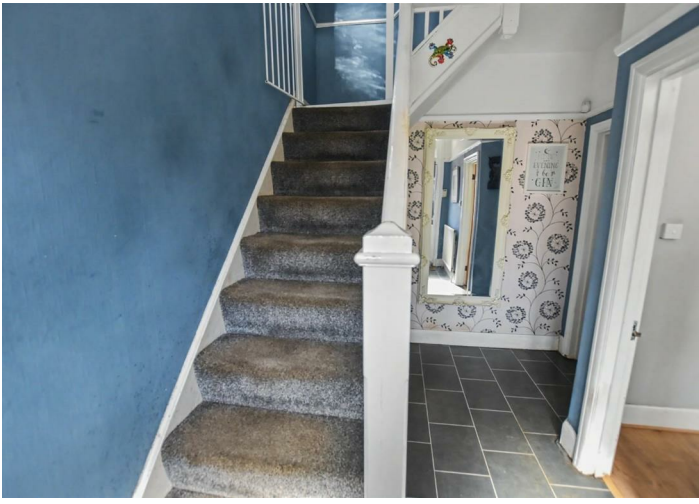
Laid mainly to lawn, paved patio area, timber fence enclosed.

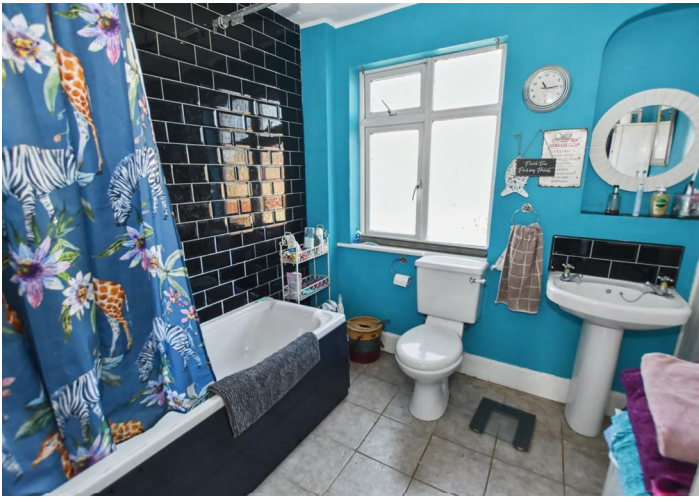
Agents Notes:

Local Authority: West Northamptonshire

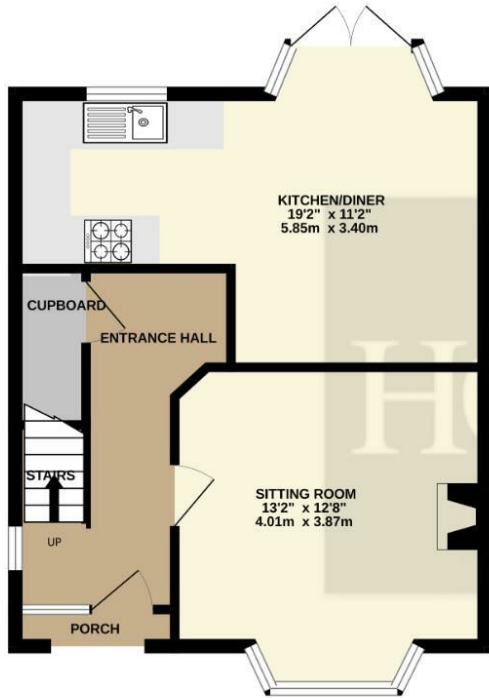
Council Tax Band: C

Energy Performance Rating: E

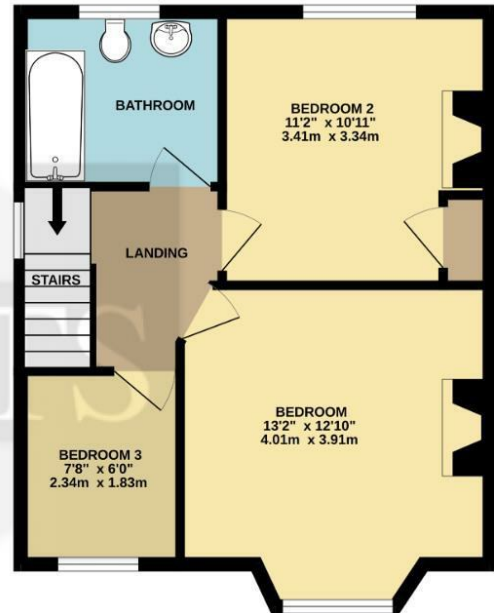




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

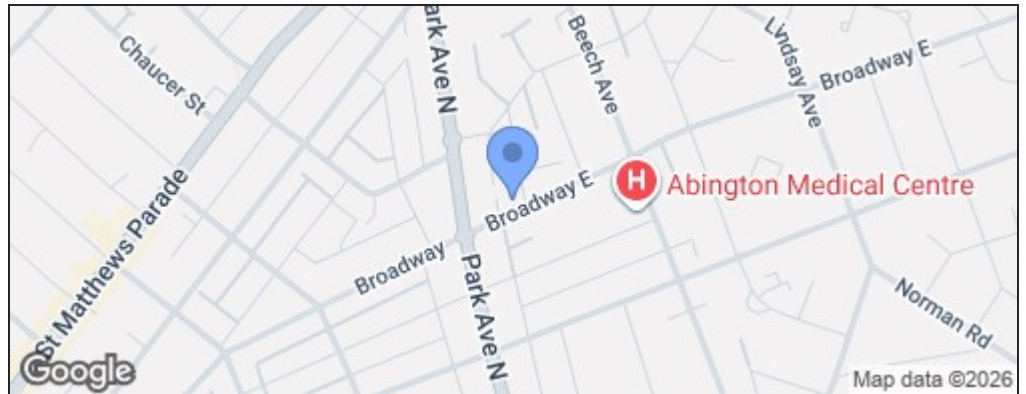


1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.