95 Lower Thrift Street
Abington
NORTHAMPTON
NN1 5HP

£270,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- REFITTED KITCHEN / DINER
- LOFT ROOM
- DOUBLE GLAZING & GAS RADIATOR HEATING
- OFF ROAD PARKING FOR TWO CARS
- CELLAR CONVERSION
- REFITTED BATHROOM & SHOWER ROOM
- ENCLOSED REAR GARDEN
- ENERGY RATING: D

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Offered with no onward chain and arranged over three floors, this spacious home offers versatile accommodation, including a converted galleried basement and a converted loft room. The ground floor comprises an entrance hall, lounge, a utility room and a bathroom. The refitted kitchen/dining room is located in the converted basement. On the first floor are three bedrooms and a modern shower room. The principal bedroom benefits from stairs leading to the converted loft room, providing a flexible space that could be used as a home office, hobby room or occasional accommodation (subject to any necessary consents).
Outside, the property enjoys an enclosed rear garden featuring a sunken patio area, along with gated access to off-road parking. Further benefits include uPVC double glazing and gas radiator central heating.

Ground Floor

Entrance Porch
Enter via timber door, door to lounge.

Lounge
18'1" x 14'0" (5.52 x 4.29)
French doors leading to rear garden, door to utility room, stairs rising to first floor, galleried balcony overlooking kitchen/diner.

Utility Room
9'11" x 7'1" (3.04 x 2.18)
Door leading to rear garden, storage cupboard, space and plumbing for washing machine, door leading to bathroom, stairs leading down to kitchen.

Bathroom
Refitted with a three piece suite comprising low level WC, vanity unit with mounted sink with mixer tap over, roll top claw foot bath with mixer tap shower attachment over, obscure double glazed window to side aspect, tiled splash backs.

Lower Ground Floor

Kitchen
22'7" x 14'9" (6.9 x 4.5)
Window to front aspect, window to rear aspect, refitted with a range of base with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor hood over, tiled splashbacks, tiled flooring, space for fridge/freezer.

First Floor

Landing
Built in storage cupboard, doors to all rooms.

Bedroom One
14'0" x 10'4" (4.29 x 3.15)
Window to front aspect, feature fireplace with surround, fitted wardrobes, door leading to stairs to loft room.

Loft Room
12'8" x 10'5" (3.87 x 3.19)
Skylight window to rear, access to eave storage.

Bedroom Two
11'7" x 8'8" (3.54 x 2.65)
Window to rear aspect, built in wardrobes with sliding doors.

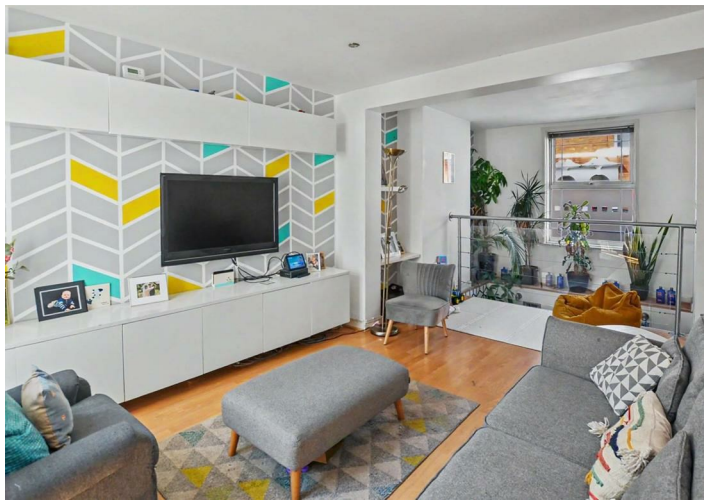
Bedroom Three
9'11" x 6'11" (3.03 x 2.11)
Dual aspect windows to side and rear.

Shower Room
Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, double shower cubicle with fitted shower over, full height tiling to all walls., extractor fan, chrome ladder radiator, obscure window to side aspect.

Externally

Rear Garden
Laid mainly to lawn, enclosed by low level brick wall and timber fencing, sunken patio area with seating, artificial grass and lighting, off road parking area.

Agents Notes
Council Tax Band: B



SMEG

TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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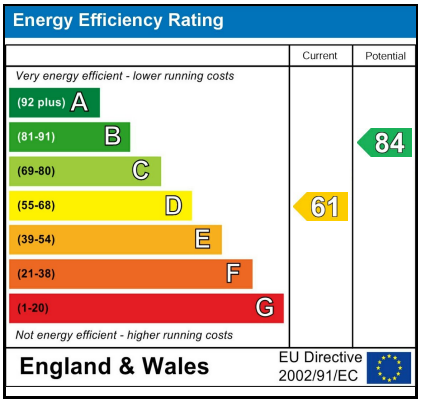

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