119 Lutterworth Road
Abington
NORTHAMPTON
NN1 5JL

£225,000

- THREE BEDROOMS
- LOUNGE/DINER
- CELLAR
- DOUBLE GLAZING
- KITCHEN/BREAKFAST ROOM
- POPULAR LOCATION
- GAS CENTRAL HEATING
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented three bedroom Victorian terraced house, ideally situated within close proximity to a good range of local amenities and within easy walking distance of the popular Abington Park.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen/breakfast room, rear lobby and cellar, with three bedrooms and bathroom to the first floor. The property benefits from double glazing and gas central heating. Externally, there is a low maintenance rear garden.

Ground Floor

Entrance Hall
Entry gained via a UPVC double glazed door. Stairs rising to first floor landing and door into lounge/diner. Radiator.

Lounge/Diner
21'5" x 11'1" (6.54m x 3.4m)
UPVC double glazed bay window to front elevation, two radiators, television point and door to kitchen

Kitchen/Breakfast Room
17'1" x 7'6" (5.21 x 2.31m)
Modern kitchen comprising a range of gloss wall and base level cupboards with work surfaces over. Three UPVC double glazed windows to side elevation. Space for freestanding fridge/freezer and other appliances. Electric four ring hob with oven and extractor hood over. Radiator. Door to cellar and rear lobby.

Rear Lobby
Providing useful storage space, small window to rear elevation and UPVC semi-glazed door giving access to the rear garden.

Cellar

First Floor

Landing
Doors to connecting rooms.

Bedroom One
12'11" x 10'7" (3.96m x 3.25m)
Two UPVC double glazed windows to front elevation and radiator.

Bedroom Two
11'3" x 8'3" (3.45m x 2.54m)
UPVC double glazed window to rear elevation and radiator.

Bedroom Three
7'9" x 5'8" (2.38m x 1.75m)
UPVC double glazed window to rear elevation and radiator.

Bathroom
White suite comprising low level WC, panelled bath with shower over and mixer tap, and pedestal wash hand basin with mixer tap over. Two UPVC double glazed windows to side elevation. Tiled flooring and complementary splashbacks to shower and wash hand basin areas.

Externally

Rear Garden

The property benefits from a low maintenance rear garden.

Agents Notes

West Northamptonshire Council
Council Tax Band: B

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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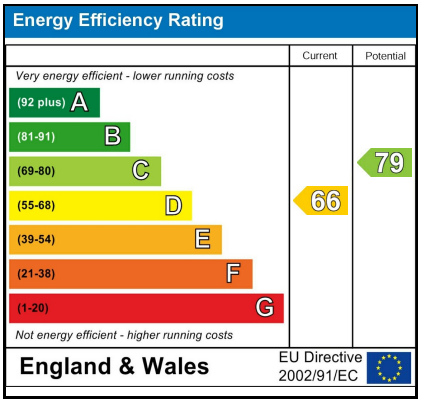

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