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Birchfield Road, Abington, NN1 4RQ

£460,000 - Offers Over Terraced

 5  2  2



Department: Sales

Tenure: Freehold





Property Summary

A Stunning Triple Bay-Fronted Edwardian Terrace in the Heart of Abington.

Features & Utilities

- ✓ Sought After Abington Location
- ✓ Five Double Bedrooms
- ✓ Modern Kitchen/Breakfast Room
- ✓ Bay Fronted Lounge
- ✓ Separate Dining Room
- ✓ Four Piece Bathroom Suite
- ✓ En-Suite
- ✓ Converted Cellar
- ✓ Pretty Rear Garden
- ✓ Double Garage

Property Overview

A Stunning Triple Bay-Fronted Edwardian Terrace in the Heart of Abington. Located on the highly sought-after Birchfield Road, this beautifully presented Edwardian terrace offers spacious and flexible accommodation set across four floors. Perfectly positioned within walking distance to Abington Park, independent coffee shops, deli's, Northampton General Hospital and both Northampton School for Boys and Northampton School for Girls. This family home blends period charm with modern living. The property boasts five bedrooms, including a fully converted cellar that can be used as a fifth bedroom or an ideal family room. The ground floor features a bright bay-fronted lounge, a stylish and modern kitchen/breakfast room, a WC, and a dedicated dining area, perfect for entertaining. Upstairs, the first floor hosts three generous double bedrooms and a contemporary four-piece family bathroom. The top floor offers a spacious double bedroom complete with an en-suite shower room and eaves storage. Outside, you'll find a well-sized rear garden, a double garage offering excellent storage or parking options, and a charming front garden setting the tone for this elegant home. A rare opportunity to own a substantial and character-filled property in one of Northampton most desirable areas. EPC Rating: E. Council Tax Band: D.

ENTRANCE PORCH

Entrance via composite door with glazed opaque window. Feature coving. Tiled flooring. Timber door to:

ENTRANCE HALL

Radiator. Picture rail. Tiled flooring. Cornice. Stairs rising to first floor. Doors to:

LOUNGE 5.48m x 3.55m (17'11" x 11'7")

Sash windows to front elevation. Radiator. Cast iron fireplace. Picture rail. Coving. Built in bench to bay window. Fitted storage and shelving.

KITCHEN/DINING ROOM 4.44m x 4.26m (14'6" x 13'11")

Glazed window to rear elevation. Timber door to rear garden. Skylight to ceiling radiator. Wall mounted and base level Shaker style units with marble effect worktops over. Integrated appliances to include oven. Ceramic hob. Extractor. Dishwasher and washing machine. Large inset sink and drainer with Chef style tap.

WC

Opaque window to side elevation. Low level WC. Vanity hand wash unit.

DINING ROOM 4.44m x 3.22m (14'6" x 10'6")

Glazed sash windows to rear elevation. Timber door to rear garden. Radiator. Picture rail. Coving. Ceiling rose. Built in shelving and storage. Feature fireplace.

CONVERTED CELLAR 3.96m x 5.21m (12'11" x 17'1")

uPVC double glazed windows to front elevation. Radiator. Cupboards housing utility meters and RCD consumer unit. Spotlights to ceiling.

FIRST FLOOR LANDING

Radiator. Stairs rising to top floor. Doors to:

BEDROOM ONE 4.48m x 5.10m (14'8" x 16'8")

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Built in wardrobes. Storage in eaves. TV point.

BEDROOM TWO 3.49m x 3.61m (11'5" x 11'10")

Sash windows to front elevation. Radiator. Built in wardrobes. Feature fireplace.

BEDROOM THREE 3.66m x 3.23m (12' x 10'7")

Sash windows to rear elevation. Radiator. Picture rail.

FAMILY BATHROOM 2.72m x 2.26m (8'11" x 7'4")

uPVC opaque sash window to side elevation. Heated tow rail. Spotlights to ceiling. Four piece suite comprising of panelled bath, double walk in shower, low level WC and vanity hand wash basin.

SECOND FLOOR LANDING

Velux window to ceiling. Door to:

BEDROOM FOUR 4.89m x 3.45m (16' x 11'3")

Sash windows to rear elevation. Cupboard housing gas boiler. Feature fireplace. Doors to:

EN-SUITE

Velux windows to ceiling. Heated towel rail. Spotlights to ceiling. Three piece suite comprising of shower cubicle, low level WC and vanity hand wash unit.

OUTSIDE

REAR GARDEN

Enclosed by brick wall to side elevation. Mainly laid to block paving. Raised flower beds. Timber pergola. Outdoor tap. Outdoor lighting. Access to:

DOUBLE GARAGE 5.43m x 5.32m (17'9" x 17'5")

uPVC double glazed window to rear elevation. Electric up and over door. Power and lighting.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – E

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

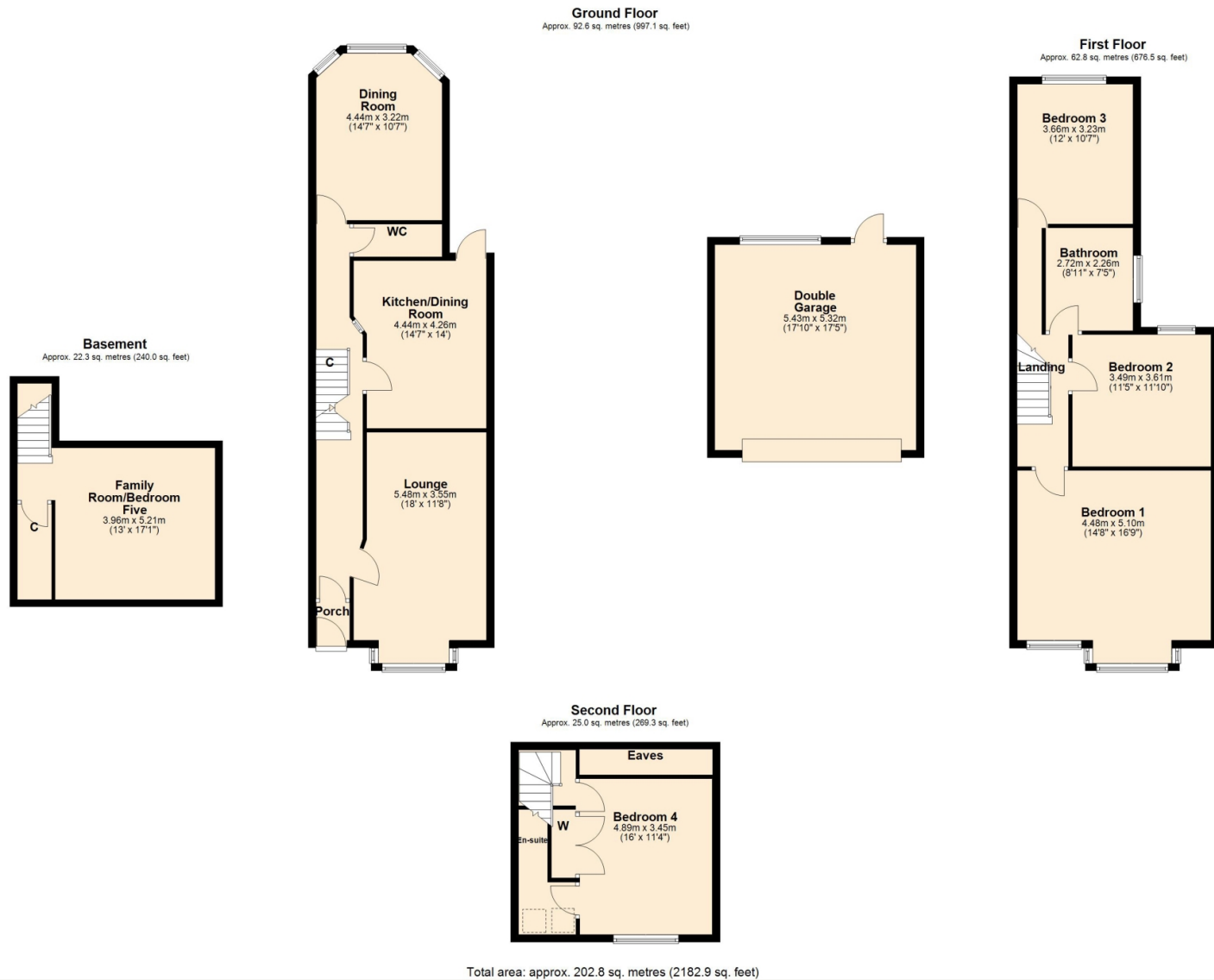
Parking – On Street

EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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