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Whitworth Road, Abington, NN1 4HG

£160,000 End of Terrace



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

Offered to market with NO CHAIN is this one-bedroom FREEHOLD property in the heart of Abington. This property is ideal for first time buyers and investors.

Features & Utilities

- ✓ One Bedroom Freehold Property
- ✓ Kitchen Dining Room
- ✓ Converted Cellar
- ✓ Great Transport Links
- ✓ Large Bedroom
- ✓ Popular Location
- ✓ Four Piece Bathroom
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ No Chain

Property Overview

Offered to market with NO CHAIN is this one-bedroom FREEHOLD property in the heart of Abington. This property is ideal for first time buyers and investors. The accommodation comprises; entrance hall, lounge, kitchen dining room, utility room and converted cellar. To the first floor is a large four-piece suite bathroom and spacious master bedroom, please call to arrange a viewing of this rarely available property. EPC: D Council Tax: A

ENTRANCE HALL

Enter via UPVC double glazed door. Radiator. Doors to;

LOUNGE 3.26m x 3.17m (10'8" x 10'5")

UPVC double glazed window to front elevation. Radiator.

KITCHEN 3.52m x 4.63m (11'7" x 15'2")

UPVC double glazed window to side elevation. Radiator. Television point. Fitted with a range of wall mounted and base level cupboards and drawers with worktop surfaces. Stainless steel sink and drainer unit. Space for electric oven. Under stairs storage cupboard. Stairs rising to first floor. Door to;

UTILITY

Wall mounted cupboard housing gas boiler. Space for white goods. Access to RCD consumer unit. Door to bin store.

CONVERTED CELLAR 3.13m x 4.01m (10'3" x 13'2")

Tanked and board. Radiator. Television point. Extractor fan.

FIRST FLOOR LANDING

Doors to;

BEDROOM ONE 3.04m x 4.28m (9'12" x 14'1")

UPVC double glazed window to front elevation. Radiator. Television point.

BATHROOM 2.75m x 4.26m (9'0" x 13'12")

Obscure UPVC double glazed window to side elevation. Radiator. Spotlights to ceiling. Access to loft space. Suite comprising low level WC, wash hand

basin, panelled bath and shower cubicle.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – D

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

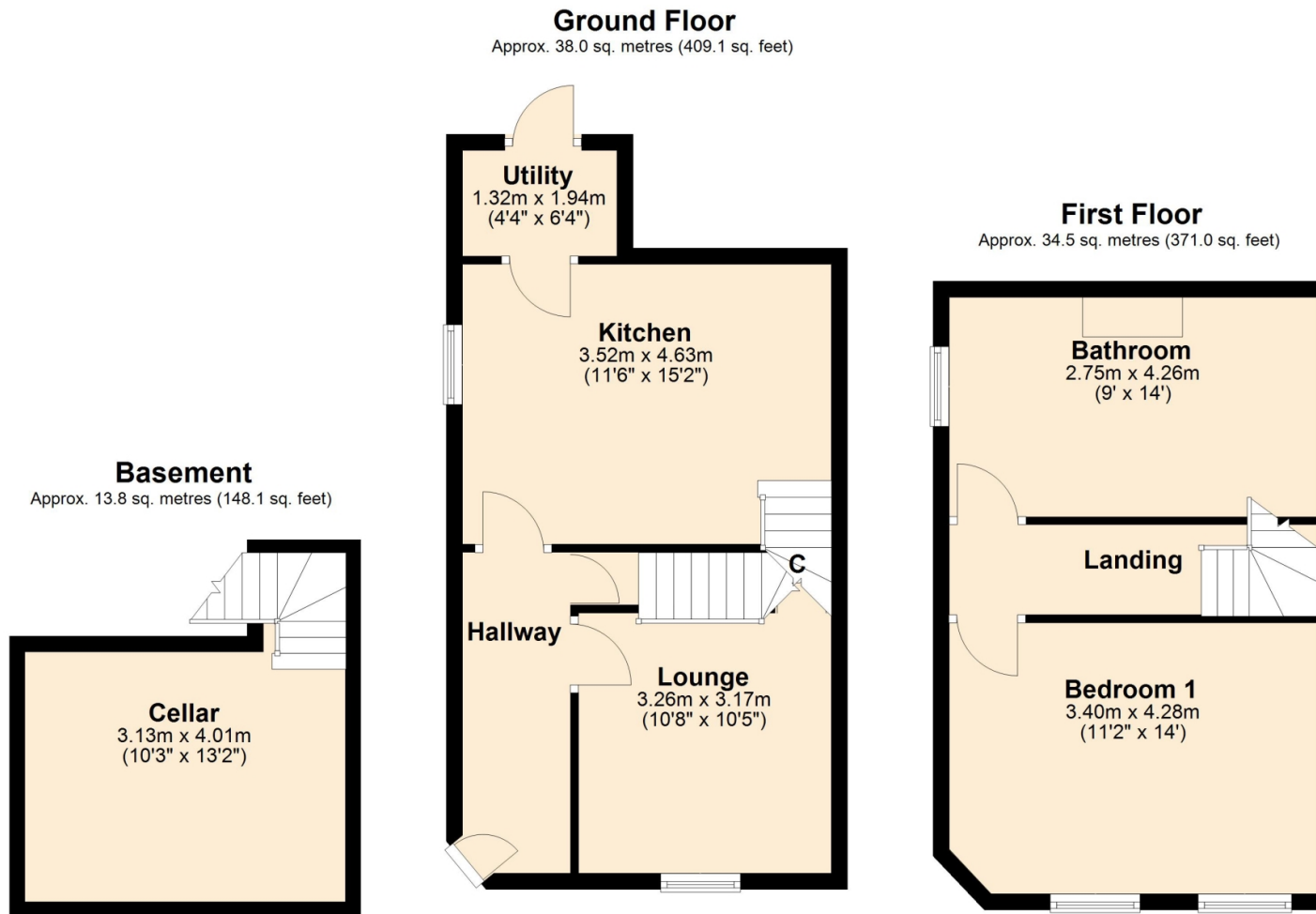
Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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



Total area: approx. 86.2 sq. metres (928.2 sq. feet)



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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