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Whitworth Road, Abington, NN1 4HQ

£230,000 - Offers Over Terraced



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Department: Sales

Tenure: Freehold



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Property Summary

This stunning bay-fronted Victorian terrace seamlessly blends period charm with modern comforts, offering three double bedrooms and a wealth of well-presented living space.

Features & Utilities

- ✓ Three Double Bedrooms
- ✓ WC & Bathroom
- ✓ Fully Boarded Loft
- ✓ New Boiler
- ✓ uPVC Double Glazed Windows
- ✓ Garden Room
- ✓ Close To Great Amenities
- ✓ Within Walking Distance To Abington Park & Northampton General Hospital
- ✓ Bay Fronted Lounge

Property Overview

This stunning bay-fronted Victorian terrace seamlessly blends period charm with modern comforts, offering three double bedrooms and a wealth of well-presented living space. Immaculately maintained throughout, the home features a spacious lounge/diner, a sunroom, and a well-equipped kitchen with space for all appliances. A newly carpeted upstairs interior, along with a new boiler, adds to the homes appeal. The property also benefits from a cellar, providing additional storage or potential for further use and an immaculately presented four piece bathroom Upstairs, the three double bedrooms are complemented by an additional WC for convenience. The fully boarded loft offers excellent storage or potential for conversion (subject to planning). Outside, the well-thought-out garden features a tranquil pond, creating a peaceful retreat. This characterful home is perfect for families or professionals looking for space, style, and a fantastic location close to many amenities bars and restaurants. Viewing is highly recommended. EPC Rating: D. Council Tax Band: B

ENTRANCE HALL

uPVC double glazed entrance door. Tiled flooring. Staircase rising to first floor landing. Door to cellar.

LOUNGE 3.80m x 3.27m (12'6" x 10'9")

uPVC double glazed bay window to front elevation. Radiator. Multi fuel stove with marble surround and mantel.

DINING ROOM 4.33m x 2.74m (14'2" x 8'12")

uPVC double glazed French doors to utility.

CELLAR

Power and light connected.

GARDEN ROOM 2.54m x 1.83m (8'4" x 6'0")

uPVC double glazed door to garden. PVC roof. Tiled flooring. Access to kitchen. Power and light.

KITCHEN 5.50m x 2.50m (18'1" x 8'2")

uPVC double glazed window and door to side elevation. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven and double oven. Space for fridge/freezer, dishwasher and washing machine. Radiator. New combination boiler.

BATHROOM

Obscure uPVC double glazed window to rear elevation. Towel rail. Suite comprising walk in shower, panelled bath with shower over, vanity wash hand basin and low level WC. Modern tiling throughout.

FIRST FLOOR LANDING

Access to fully boarded loft via loft ladder. Doors to:

BEDROOM ONE 3.42m x 4.32m (11'3" x 14'2")

Two uPVC double glazed windows to front elevation. Radiator.

BEDROOM TWO 3.52m x 2.68m (11'7" x 8'10")

uPVC double glazed window to rear elevation. Radiator. Newly carpeted.

BEDROOM THREE 4.19m x 2.33m (13'9" x 7'8")

uPVC double glazed window to rear elevation. Radiator. Cupboard.

WC

Obscure uPVC double glazed window to side elevation. Low level WC and wash hand basin with storage cupboard below.

OUTSIDE

REAR GARDEN

A modern block paved pathway and patio area, perfect for entertaining. Raised beds and pond. Enclosed by brick built wall and timber fence.

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
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
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



Total area: approx. 107.1 sq. metres (1152.3 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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