

## Whitworth Road, Abington, Northampton NN1 4HJ



**£233,995**

This Victorian style property is situated in the popular area of Abington surrounded by a wealth of amenities to include Restaurants pubs and trendy clothes shops .The property is close to Northampton Town Center as well as The General Hospital and doctors surgeries.The area has an choice of schools and the popular Abington Park and museum.The property itself has Victorian features to include stripped floorboards but with a modern feeling to the kitchen and bathroom.Downstairs there is a through lounge diner and a large kitchen diner to the rear with a WC to the back.The cellar has a useful space with light and power There are two bedrooms and a large storage walk in wardrobe area and a bathroom to the first floor with there is an adapted space being used as a bedroom although not having builders regulations but a good storage space. The property has a rear garden gas radiator heating and would make a great family home or investment property.

**Enter via:**

Wooden door with obscured glass inserts into:

**Hallway**

Double panel radiator, Laminate flooring and two doors into the lounge/diner and further internal door in the hallway with stairs after leading to the first floor.





**Lounge/dining room**

24'7" at longest x 11'1" narrowing to 10'5" (7.5 at longest x 3.4 narrowing to 3.2 )

Double glazed window to front, window to rear, radiator, laminate flooring, feature fireplace with wooden surround and door into kitchen.





### **Kitchen**

5.446 x 2.297

Double panel radiator, two windows to side, laminate flooring, range of base and eye level high gloss units, space for dishwasher and washing machine, stainless sink with drainer and integrated oven with gas hob over and an extractor above the hob. There are stripped wooden doors to the rear lobby and cellar.

### **Rear Lobby**

Double glazed window to rear, wood paneling to half height, tiled flooring, stripped wooden door to WC and door with double glazed insert into rear garden.



### **WC**

Wood paneling to half height, tiled flooring and WC.

### **Landing**

Obscured window and stripped wooden doors to three bedrooms and family bathroom.



### **Bedroom One**

4.3 x 4 into bay

Radiator, double glazed bay window to front, stained floorboards, fitted wardrobe with stripped wooden door and feature fireplace.



**Bedroom Two**

3.278 x 2.612

Radiator, stained floorboards, feature fireplace and window.

**Bedroom Three**

2.782 x 1.4

Double panel radiator, window to side and laminate flooring



**Bathroom**

2.321 x 1.688

Double panel radiator, obscured double glazed window to rear, laminate flooring, three piece white suite including bath with electric shower over, vanity washhand basin and WC.



### **Loft**

4.3 x 3.279 (at half height)

Accessed via drop down ladder with stripped floorboards, Velux window, light and power.



### **Cellar**

13'11" x 12'5" (4.242 x 3.8)

With light, power and laminate flooring.




**Rear garden**

Paved area leading to AstroTurf with a variety of rendered planting borders and Flora.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	