

# Whites

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## 11 Thenford Street Northampton NN1 5QT



**PRICE: £132,995 Freehold**

Located in the heart of Abington within close proximity to the Wellingborough Road, General Hospital and the Town Centre of Northampton this two bedroom period terrace property blends period charm and modern convenience. The ground floor has an 23' open plan lounge/dining room with not one but two feature fireplaces and stunning stripped and stained floorboards. The kitchen has quarry tiled flooring and access to the rear garden via a rear lobby area. Upstairs there are two well proportioned bedrooms and sumptuous family bathroom with corner shower. The cellar has been adapted with plastered walls, laminate flooring, spotlights and central heating. The rear garden is paved and enclosed by brick wall.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

## ACCOMMODATION DETAILS.

### GROUND FLOOR

**ENTER VIA:** Timber front door into:

**HALLWAY:** Single panel radiator, stripped and stained floorboards, base of stairs, door to:

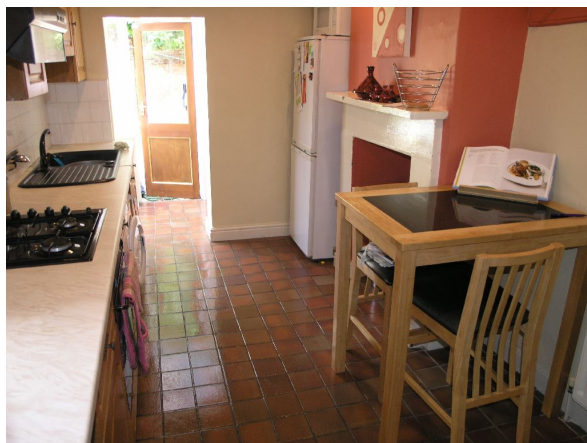
**LOUNGE/**

**DINING ROOM:** 23'4x10'7 (7.11m x 3.23m). Original single glazed sash window to front aspect, single panel radiator, stripped and stained floorboards, feature cast iron fireplace with hearth and timber surround, opening to dining room which comprises single glazed window overlooking the rear garden, feature fireplace with tiled hearth and timber surround, single panel radiator, storage to either side of chimney breast with stripped doors, door to:



**KITCHEN:**

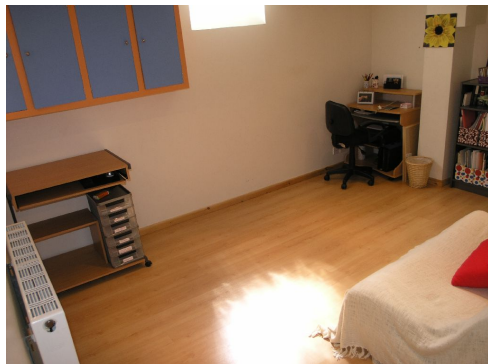
12'1x8'1 (7.11m x 3.23m). A range of base level and wall mounted classic units, single bowl polycarbonate sink with matching drainer set into marble effect work surfaces, plumbing for a washing machine, electric oven, gas hob and extractor fan over, feature chimney breast with stone surround, inset spotlights, tiled to water sensitive areas, opening to rear lobby with single panel radiator and translucent roof, door to storage cupboard, door to:



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**CELLAR:**

**13'6x10'2** (4.11m x 3.10m). With power and lighting, double panel radiator, laminate flooring and plastered throughout, inset spotlights, block glass window to front aspect, cupboard housing gas and electric meters and electrical consumer unit, telephone point and TV point.



**FIRST FLOOR**

**LANDING:**

Storage cupboard, loft access with loft ladder, doors to:

**BEDROOM 1:**

**14'8x10'8** (4.47m x 3.25m). uPVC double glazed window to front aspect, storage to the side of the chimney breast, single panel radiator.



**BEDROOM 2:**

**12'2x8'7** (3.71m x 2.62m). Original single glazed sash window overlooking rear garden, single panel radiator.



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**BATHROOM:**

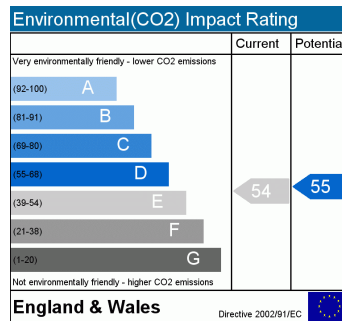
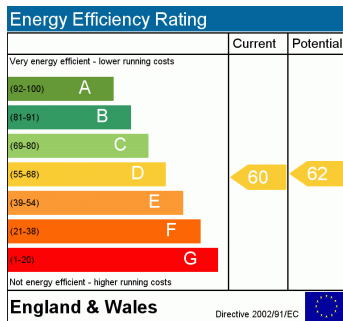
Classic white suite comprising low level WC, pedestal mounted wash basin, panelled bath with chrome mixer taps, corner shower, heated towel rail, cupboard housing combination boiler, tiled to water sensitive areas, obscured glazed window to rear aspect.



**OUTSIDE**

**REAR GARDEN:** Laid to paving enclosed by brick wall.

**VIEWING ARRANGEMENTS:** By appointment with Whites Estate Agents.



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