

Whites

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31 Birchfield Crescent Abington NN3 2TG



PRICE: £120,000 Freehold

A very well proportioned family home with excellent dimensions for comfortable living. The property is located in Abington, within close proximity to Weston Favell Shopping Centre and other amenities. The lounge has views through the sun room to the ample sized garden. The 'L' shaped kitchen is modern with built in appliances to includes fridge & freezer. The master bedroom is to the rear and overlooks the garden with two further bedrooms and a trendy bathroom suite with three piece suite and power shower over bath. A great buy!

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

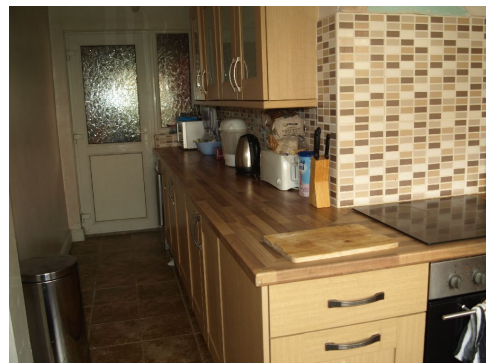
ENTER VIA: Double glazed door into:

HALLWAY: Stairs to first floor, door:

LOUNGE: **16'1x15'** (4.90m x 4.57m). Windows to sunroom and garden, feature fireplace with brick surround and tiled hearth, wall heater, door to sunroom which leads out to rear garden, door to:



KITCHEN: **18'x8'** (5.49m x 2.44m). 'L' shaped kitchen with window to front aspect, a range of base and eye level units, wooden shelves, storage cupboard, single stainless steel sink set with matching drainer into roll top work surfaces, plumbing for a washing machine, space for a tumble dryer, integral fridge/freezer, electric hob and oven, tiled to water sensitive areas, tiled flooring, double glazed window to front aspect, double glazed door to front, door to sunroom.



FIRST FLOOR

LANDING: Double glazed window to front aspect, loft access, doors to:

BEDROOM 1: **14'10x10'1** (4.52m x 3.07m). Double glazed window to rear aspect.



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BEDROOM 2: 10'1x6'1 (3.07m x 1.85m). Double glazed window to rear aspect.

BEDROOM 3: 9'11x8'1 (3.02m x 2.46m). Double glazed window to front aspect.

BATHROOM: Three piece white suite comprising low level WC, pedestal mounted wash basin, panelled bath with power shower over and mixer tap, tiled walls, tiled flooring, obscured double glazed window to rear aspect.



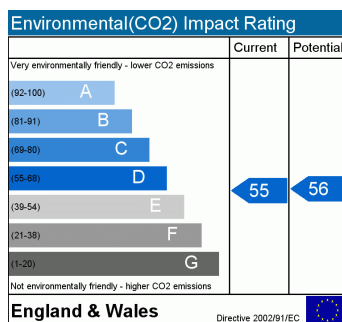
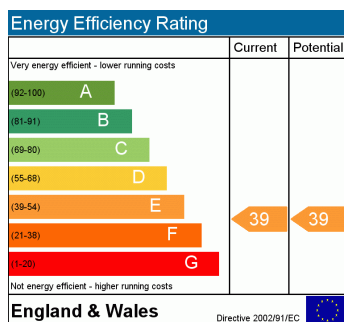
OUTSIDE

FRONT GARDEN: Mainly laid to lawn with hedging.

REAR GARDEN: Ample sized garden which is mainly laid to lawn with patio area, raised decking area, mature trees and enclosed by timber fencing.



VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.



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