

# Whites

ESTATE AGENTS

339 Wellingborough Road  
Northampton NN1 4ER

Telephone: 01604 233600  
Facsimile: 01604 233445  
[www.whitesestateagents.co.uk](http://www.whitesestateagents.co.uk)



## 3 Beechcroft Gardens Abington NN3 2JP



**PRICE: £114,995 Freehold**

A four bedroom end of terrace property located in Abington. Accommodation comprises entrance hall, 15' lounge/dining room with doors out to rear garden, kitchen and bathroom. To the first floor are four bedrooms. Further benefits include gas central heating, double glazing and a front garden. This is an ideal family home or would be excellent for a rental investment.

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:** uPVC door into:

**HALLWAY:** Laminate flooring, base of stairs, doors to:

**LOUNGE/**

**DINING ROOM:** 15'11x10'11 (4.85m x 3.33m). Double glazed window to front aspect, double panel radiator, wall mounted gas fire, double glazed doors to rear garden.



**KITCHEN:** 10'10x7'1 (3.30m x 2.16m). A range of base and eye level units, stainless steel sink set into roll top work surfaces, plumbing for a washing machine, space for a fridge, tiling to walls, double glazed window to rear aspect, doors to pantry and rear garden.



**BATHROOM:** Three piece white suite comprising low level WC, pedestal mounted wash basin, panelled bath with shower over, double glazed window to front aspect, laminate flooring.

### FIRST FLOOR

**LANDING:** Loft access, doors to:

**BEDROOM 1:** 11'x9'0 (3.35m x 2.74m). Double glazed window to front aspect, picture rail.

**BEDROOM 2:** 10'10x7'1 (3.30m x 2.16m). Double glazed window to rear aspect, single panel radiator.

**BEDROOM 3:** 10'1x6'1 (3.07m x 1.85m). Double glazed window to front aspect, single panel radiator.

**BEDROOM 4:** 9'x6' (2.74m x 1.83m). Double glazed window to rear aspect, double panel radiator, built in wardrobes.

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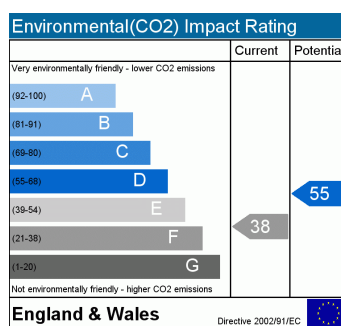
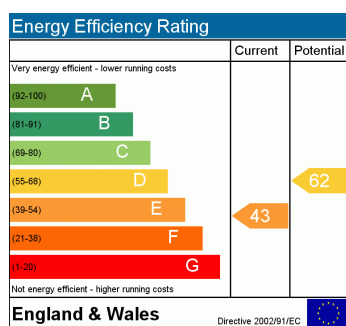
## OUTSIDE

**FRONT GARDEN:** Mostly laid to lawn with flowers and shrubs, gated access to:

**REAR GARDEN:** Larger than average garden which is mostly laid to lawn enclosed by timber fencing.



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



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