

Whites

ESTATE AGENTS

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97 Artizan Road Abington NN1 4HR



PRICE: £137,500 Freehold

A refurbished Victorian terraced property, located in Abington close to the vibrant Wellingborough Road with its bars, bistros and restaurants. Accommodation comprises lounge, dining room and stylishly fitted 16ft kitchen. To the first floor are three bedrooms, and bathroom with new suite. Further benefits include rear garden, central heating, and uPVC double glazing. Simply stunning!

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 double glazed front door with obscure glazed inserts into:

HALLWAY: Double panel radiator, base of stairs and doors to:

LOUNGE: **10'9x10'7** (3.28m x 3.23m). Two uPVC double glazed windows to front aspect with double panel radiator below, feature cast iron fireplace with tiled hearth and integral surround, TV point, telephone point, feature block wood effect flooring, and cornicing to ceiling.



DINING ROOM: **11'1x10'7** (3.38m x 3.23m). uPVC double glazed doors out to rear garden, original storage to side of chimney breast, double panel radiator, feature block wood effect flooring, and door to:



KITCHEN: **16'4x7'7** (4.98m x 2.31m). With a range of wall mounted and base level high gloss white units, granite effect worktops, inset circular single bowl sink and drainer with mixer tap, integrated electric oven, gas hob and extractor above, plumbing for washing machine, plumbing for dishwasher, cupboard housing wall mounted boiler, two uPVC double glazed windows to side, high gloss slate effect floor tiles, tiling to splash back areas, inset spotlights, double panel radiator, door to cellar, opening to rear lobby allowing access to WC and uPVC double glazed door to garden.



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WC: Comprising low level WC, double panel radiator, obscure uPVC double glazed window to rear.

LOWER GROUND FLOOR

CELLAR: With lighting, uPVC double glazed window to street level, housing gas and electric meters and electrical consumer unit.

FIRST FLOOR

LANDING: inset spotlights, and doors to:

BEDROOM 1: **14'8 max x14'1 max** (4.47m max x 4.29m max). Two uPVC double glazed windows to front aspect, double panel radiator, feature cast iron fireplace with tiled hearth and integral surround, storage to side of chimney breast, TV point, telephone point, and loft access point.

BEDROOM 2: **10'8x8'4** (3.25m x 2.54m). uPVC double glazed window overlooking rear garden with double panel radiator below, feature cast iron fireplace with tiled hearth and integral surround, storage to side of chimney breast.

BEDROOM 3: **9'5x7'8** (2.87m x 2.34m). uPVC double glazed window to side, and double panel radiator.

BATHROOM: Comprising low level WC, pedestal mounted wash basin, panelled bath with shower attachment, heated towel rail, obscure uPVC double glazed window to side, tiling to splash back areas, slate effect tiled flooring.



Bedroom 1



Bedroom 2



Bathroom

OUTSIDE

REAR GARDEN: Mostly laid to lawn, enclosed by brick walls.

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

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