



STIMPSON AVENUE, NORTHAMPTONSHIRE, NN1
OFFERS IN EXCESS OF £200,000 FREEHOLD

Winkworth



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Located in the heart of Abington, on this tree lined Avenue, is this, three double bedroom, bay fronted Victorian family home, in need of work. Whilst retaining many original features, including the tiled entrance hall, fireplaces in the living room, family room and bedrooms and a West facing rear garden. This double bay fronted family home offers fantastic potential and an opportunity to create a beautiful home.

The accommodation in brief comprises, stain glass door to entrance hall. The entrance hall features lovely, tiled flooring through the length of the hall. The living room features a double glazed bay window to the front aspect and feature fireplace. The dining room again retains a fireplace and benefits from a window to the rear aspect. The family/breakfast room features twin uPVC double glazed windows to the side aspect and a feature fireplace with useful storage to side. The kitchen has a range of units with a inset stainless steel sink, space for cooker and space and plumbing for a washing machine. Off the kitchen there is a walk in pantry and separate WC. A door leads out to the rear garden.

To the first floor there are three large double bedrooms, with the master bedroom featuring a bay window, ornate fireplace and wardrobe. Bedroom two features a fireplace, built in storage and uPVC double glazed window to the rear aspect. Bedroom two, is a fabulous 19' in length bedroom and features a fireplace and uPVC double glazed window to the rear aspect. The bathroom is a two piece suite comprising bath and pedestal wash hand basin. There is a uPVC double glazed window to the side aspect. Next to the bathroom is a separate WC with uPVC double glazed window. The property benefits from having a dry, but unconverted cellar.

Externally to the rear, there is a West facing rear garden.

To the front there is a private front garden with retaining wall to the front.

Being located to the many shops, bars and restaurants on Wellingborough Road, and only roughly a 10 minute walk from both the racecourse and the award winning Abington Park, this is a great opportunity.

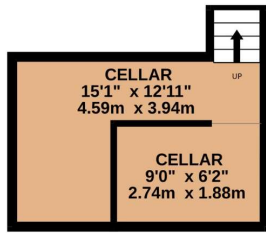
Council Tax Band 'C'

EPC Rating 'G'.

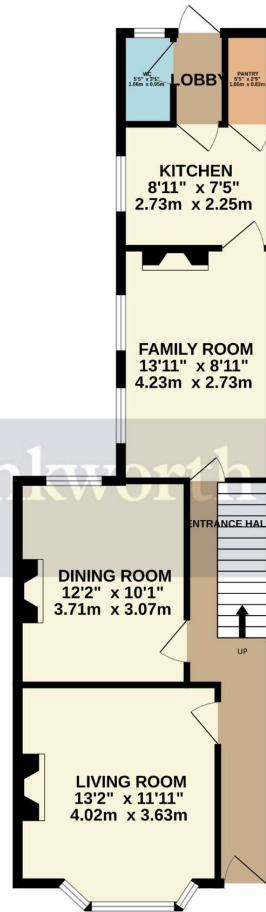




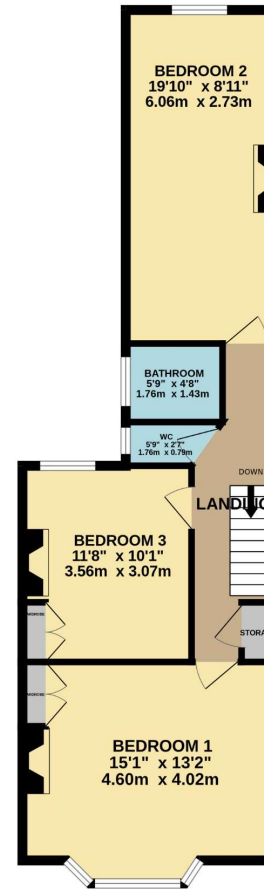
BASEMENT
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Northampton | 01604 204455 | northampton@winkworth.co.uk

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