

**31 Danefield Road
Abington
NORTHAMPTON
NN3 2LT**

£220,000



- **SEMI DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A semi-detached house offers a wonderful opportunity for those seeking a home with character and space. With its older architecture, the property exudes a sense of maturity and warmth, making it an inviting place to settle down.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The three well-proportioned bedrooms provide ample accommodation for families or those wishing to create a home office or guest room.

The property includes a shower room. The absence of a chain means that you can move in without delay, allowing you to start your new chapter in this lovely home without the stress of lengthy negotiations.

This semi-detached house is surrounded by local amenities, parks, and schools, making it an ideal choice for families and professionals alike. With its blend of space, character, and a prime location, this property is not to be missed. Embrace the opportunity to make this charming house your new home.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, under stairs storage cupboard, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, UPVC double glazed window to side.

Lounge

14'3" into bay x 11'1" (4.36 into bay x 3.38)

Radiator, feature fireplace, UPVC double glazed bay window to front.

Dining Room

10'10" x 10'11" (3.31 x 3.35)

Radiator, UPVC double glazed window to rear.

Kitchen

8'6" x 8'11" (2.61 x 2.72)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, cooker point, plumbing for washing machine, UPVC double glazed windows to rear, door to side.

First Floor

Landing

Access to loft, UPVC double glazed window to side.

Bedroom One

11'11" x 11'1" (3.64 x 3.38)

Radiator, UPVC double glazed window to front.

Bedroom Two

10'8" x 10'11" (3.26 x 3.33)

Radiator, UPVC double glazed window to rear.

Bedroom Three

8'5" x 8'11" (2.59 x 2.73)

Radiator, UPVC double glazed window to rear.

Bathroom

Converted to wet room, shower unit, hand wash basin, low level WC, tiled walls, radiator, UPVC double glazed window to side.

Externally**Front Garden**

Mainly paved patio area leading to front door, flower and shrub borders.

Rear Garden

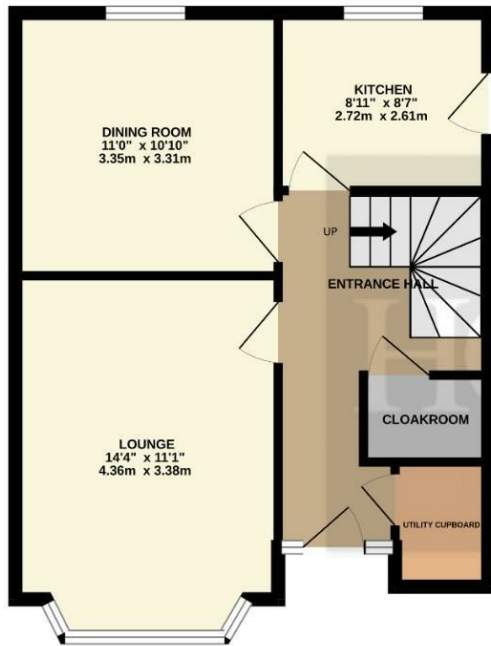
Large rear garden that wraps around to the side of the property, mainly laid to lawn, flower and shrub borders, mature plants and trees.

Agents Notes

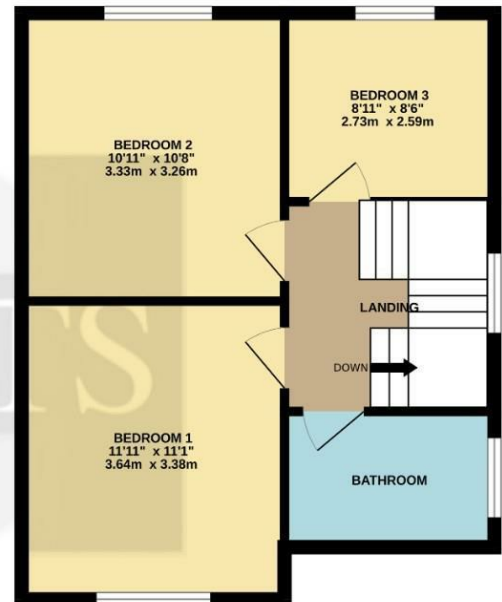
Council Tax Band: A



GROUND FLOOR



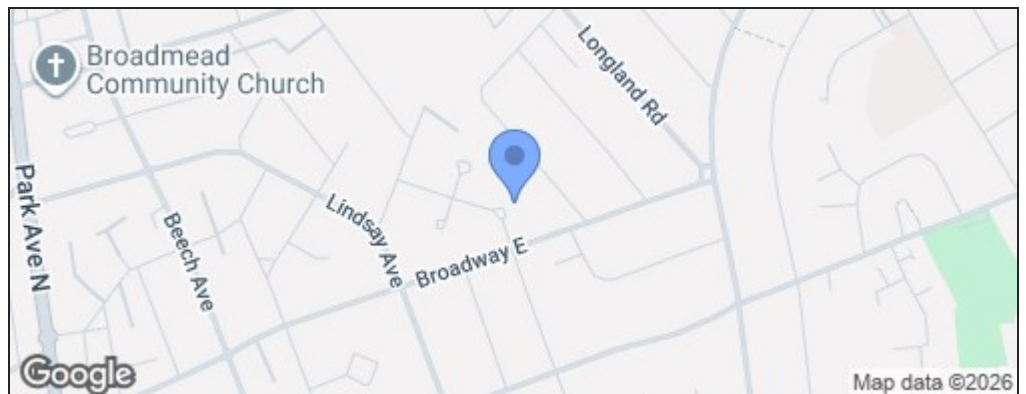
1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.