

156 Abington Avenue
Northampton
NN1 4QD

£440,000

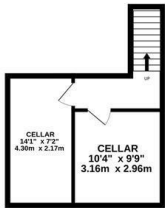


OSCAR JAMES

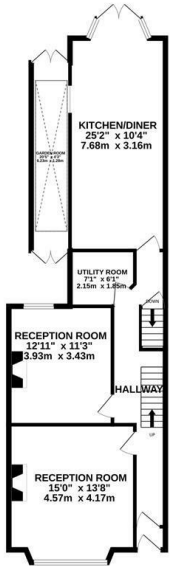
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FLOOR PLANS

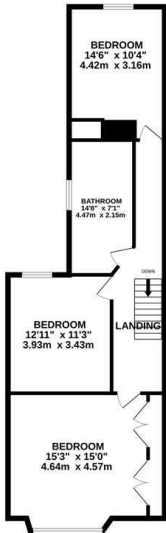
BASEMENT
264 sq.ft. (24.5 sq.m.) approx.



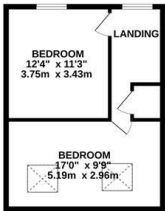
GROUND FLOOR
855 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.8 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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AT A GLANCE...



Two Reception Rooms



Light And Spacious Kitchen Diner



Five Double Bedrooms



Large Four Piece Bathroom



Garden With Hot Tub



Double Garage



WHAT'S GREAT?

This beautifully presented terraced character home offers the perfect blend of period charm and modern revamps, set within the ever-popular area of Abington. Spanning three floors, the property provides generous and versatile living space ideal for modern family life.

The ground floor boasts two separate reception rooms, a stylish kitchen diner, and a sunroom accessed via the kitchen, providing a bright and airy space to enjoy. A useful utility area adds practicality, while a cellar provides excellent additional storage or potential for conversion.

On the first floor, there are three spacious double bedrooms alongside the elegant family bathroom, which combines classic elegance with modern comfort, featuring a walk-in shower area, a luxurious roll-top bath, and a traditional high-level cistern WC.

The second floor offers two further double bedrooms, each filled with natural light.

To the rear, a private garden offers a peaceful retreat that is not overlooked and provides direct access to a double garage — a rare and valuable feature in this location.

...expect excellence



SELLER'S SECRET

The garden room is, without a doubt, my favourite part of the home. From the moment you step in, the light just pours through, creating such a warm and welcoming atmosphere. I love how it flows effortlessly from the kitchen-diner — it's where everyone naturally gathers, whether it's family breakfasts or quiet evenings with a cup of tea. The double garage has been really useful too, offering that extra space we all appreciate, and the south-facing, sunny garden is a wonderful spot to relax and enjoy the day.



Why we like it....

We love that this property oozes character and charm, showcasing many original features throughout. The generous size and space make it perfect for family living, offering five double bedrooms and plenty of room to grow. Ideally located close to Abington Park, this home is perfect for families looking for character, comfort, and convenience.

To buy or not to buy....

OSCAR JAMES

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