



BIRCHFIELD ROAD, NORTHAMPTONSHIRE, NN1
£320,000 FREEHOLD

Winkworth



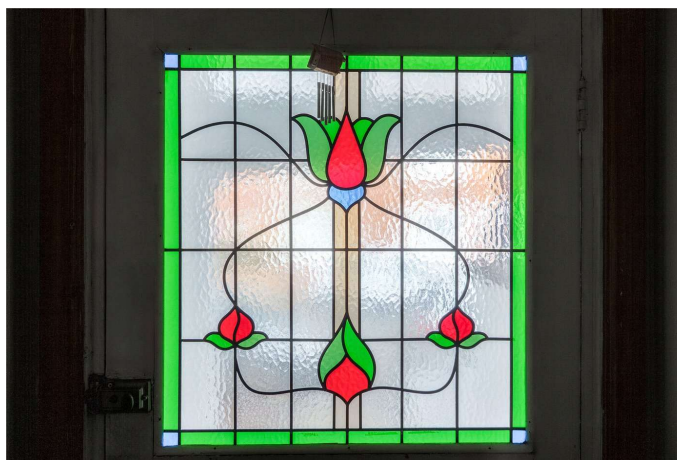
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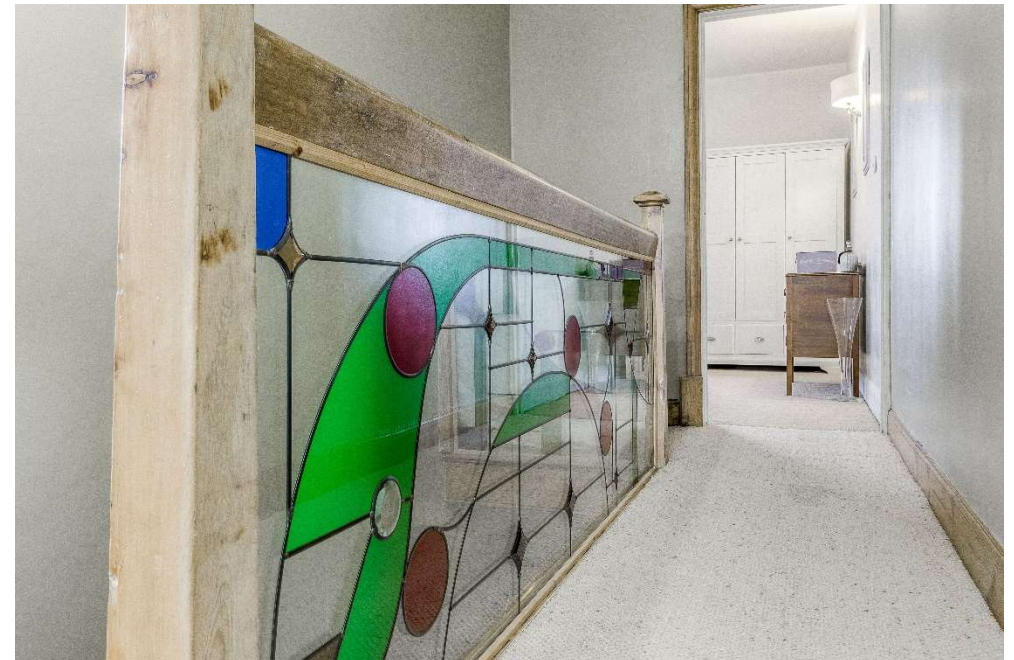
A rarely available three double bedroom halls adjoining end terrace home which offers substantial living accommodation across two floors. The property, which was built in 1898, retains many traditional features, such as the beautiful open fireplace in the living room, heritage ornate coving, stained glass leaded windows to the front and a beautiful stained glass front door.

- Three Double Bedrooms
- Double Garage
- Modern Kitchen with integrated appliances
- uPVC Double Glazing
- Retains a wealth of character
- Gas fired central heating
- No upper chain
- Feature Fireplaces
- Close to artisan shops
- Located near award winning Abington Park

LOCATION

Convenient for The Racecourse and Abington Park which has a cafe, museum, aviary, lakes, bandstand, children's play area, bowls and sports pitches. There are a variety of shops on the Wellingborough Road, including supermarket, fashion and furniture stores, newsagents and greengrocers. Local schools include Northampton School for Boys on the Billing Road and ample Primary schooling is available.





The entrance hall features a beautiful marble-terrazzo floor, and internal door furnishings with heritage Bakelite handles. Being located close to Abington Park and several artisan shops such as The Italian Shop around the corner, the property also features a double garage to the rear accessed via a secure gated access road. There is an open plan living room/dining room, with box bay window to the front and uPVC double glazed stained glass leaded windows to the side. There is a beautiful open plan fire with the original Victorian Jacobean wooden surround. With high ceilings and dual aspect, this is a light and airy room which benefits from natural light throughout the day. The kitchen has been updated and provides a modern sleek cooking area which features integrated appliances to include an electric fan double oven with separate microwave over, fridge/freezer, integrated dishwasher, wine cooler fridge with cylindrical stainless steel cooker hood over. Beyond the kitchen is an area that can be used as either a dining or family room, with uPVC double doors that lead out to the rear garden area. The owners, have taken care to replicate the windows to the side with stain glass inserts to uPVC frames, retaining the heritage of the home. Off the entrance hall, a door leads down to a basement, which houses, the fusebox, gas and electric meter and stopcock. The cellar which has not been converted, has potential to convert into an office or games room.

To the first floor there are three large double bedrooms, large bathroom and separate WC. All the rooms are accessed off the 27' landing. The landing features a bespoke stained glass insert. There is a uPVC double glazed window to the side aspect. The main bedroom is a superior 17' bedroom, with box bay window and feature fireplace. A further window faces out to the side aspect. Bedroom two features a fireplace and contemporary glass sink with mixer tap and uPVC double glazed window to the rear aspect. Bedroom three, which is also a sizeable double and features a bay window. The bathroom comprises a spa bath, separate large walk-in shower and money stylish glass bowl sink. There are twin uPVC double glazed windows to the side aspect. There is a separate WC, with two in one toilet and sink.

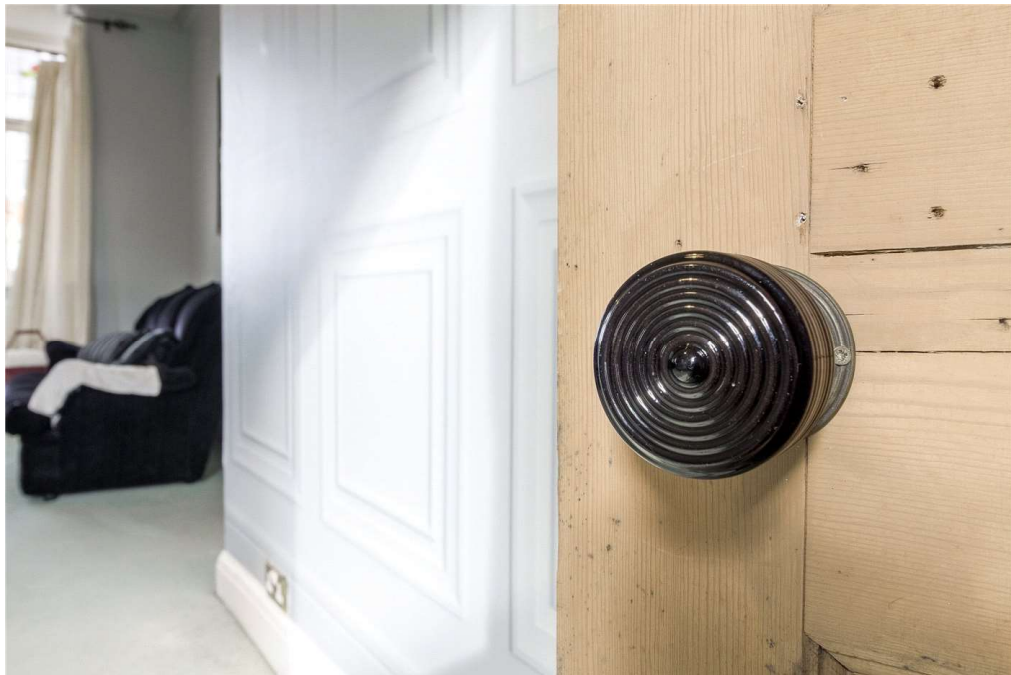
At the rear of the garden is a double garage. The garage which features an electric up and over door, also benefits from having power and lighting. The garage is accessed via secure gated service road.

The rear garden area is low maintenance, with flower beds and a gate for side access. The front terrace is enclosed by a brick wall, and a step leads up to a large storm porch with leaded light glass.

The property which is offered for sale with no onward chain presents a family to acquire a substantive family home.

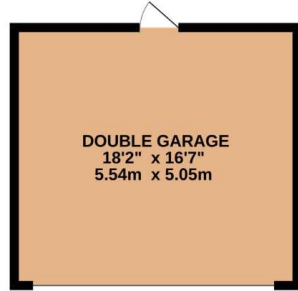
Council Tax Band: C

EPC Rating: D

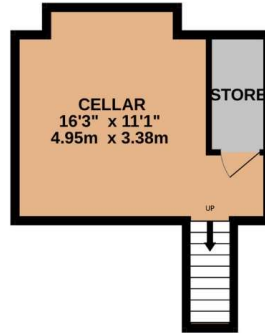




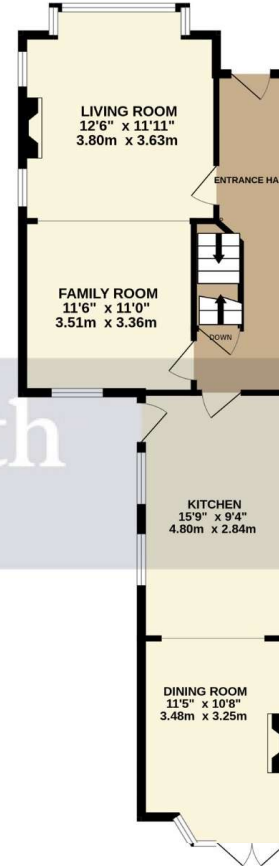
DOUBLE GARAGE



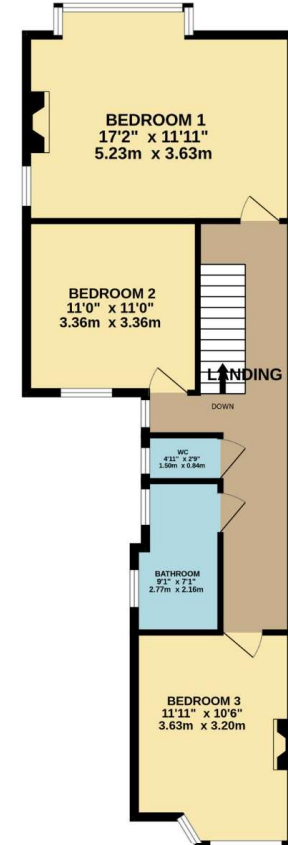
BASEMENT
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 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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