# 61 Colwyn Road The Mounts NORTHAMPTON NN1 3PU

£365,000











- VICTORIAN TOWN HOUSE
- FOUR STOREY
- MASTER WITH EN SUITE
- GAS TO RADIATOR CENTRAL HEATING
- CELLAR WITH EXTERNAL ACCESS

- MID TERRACE
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- HOST OF ORIGINAL FEATURES
- ENERGY EFFICIENCY RATING: D

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A large Victorian, four storey, town house situated close to Northampton Town Station and backing onto the Racecourse. The accommodation comprises in brief entrance hall, lounge, dining area and rear lobby to the ground floor. The basement level comprises of a large kitchen/dining room with utility cupboard. The first floor comprises of two bedrooms and shower room and the second floor comprises of master bedroom with en suite shower room and a further bedroom. Additional benefits include UPVC double glazing, gas radiator central heating, a host of original features, cellar with external access and front and rear gardens.

#### **Ground Floor**

#### **Entrance Hall**

Tiled flooring, stairs rising to first floor, stairs descending to cellar, single radiator, doors to:

## Lounge

11'10" x 11'8" (3.63 x 3.57)

Feature fireplace, radiator, UPVC double glazed window to front.

## **Dining Room**

16'2" into bay x 10'2" (4.93 into bay x 3.11)

Feature fireplace, strip wood flooring, radiator, UPVC double glazed bay window to rear.

#### Cellar

# **Kitchen/Breakfast Room**

27'7" x 16'3" (8.41 x 4.97)

Fitted kitchen comprising Belfast sink unit with cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in dishwasher, cooker point, tiled flooring, radiator, UPVC double glazed bay window to rear, door to rear, door to:

## **Utility Cupboard**

Radiator, tiled flooring, plumbing for washing machine.

#### **First Floor**

#### Landing

Stairs rising to second floor, doors to:

#### **Bedroom Two**

16'5" x 11'11" (5.02 x 3.64)

Strip wood flooring, UPVC double glazed window to front.

#### **Bedroom Three**

13'2" x 10'7" (4.02 x 3.23)

Strip wood flooring, radiator, UPVC double glazed window to rear.

#### **Shower Room**

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, radiator, UPVC double glazed window to rear.

#### **Second Floor**

## Landing

UPVC double glazed window to rear, doors to:

## **Bedroom One**

16'4" x 11'10" (4.98 x 3.63)

Feature fireplace, radiator, UPVC double glazed window to front, door to:

#### **En Suite**

Shower room comprising shower cubicle, hand wash basin, low level W/C, heated towel rail.

## **Bedroom Four**

10'7" x 8'11" (3.23 x 2.74)

Radiator, UPVC double glazed window to rear.

# **Externally**

## **Rear Garden**

Block paved patio, pathway leading to lawn, flower and shrub borders, mature plants and trees, gated rear access leading to Racecourse, stairs leading down to cellar.

## **Agents Notes**

Council Tax Band: D













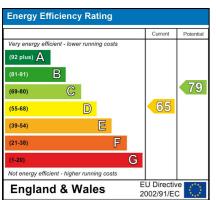














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