



61 Colwyn Road, Northampton, NN1 3PU

HOWKINS &
HARRISON

61 Colwyn Road, Northampton,
NN1 3PU

Guide Price £365,000

A fine Victorian four storey town house with a wealth of character features blended with every modern day convenience which according to the date stone, Blake cottage dates back to 1873 and backs onto the historic Racecourse Park.

Features

- Substantial period town house
- Sitting room
- Refitted basement kitchen/dining room
- Utility & cloakroom
- Four bedrooms
- En-suite to master
- Private garden backing onto the Racecourse
- Period features



Location

The property is situated close to the Kettering Road and within a short distance of the town centre and Wellingborough Road which is well equipped with all day to day shopping facilities, banks, building societies, bars and restaurants. Northampton mainline train station operates to London Euston and Birmingham New Street.



Ground Floor

Accommodation at Blake cottage is entered through a period style composite front door into the hall where the stairs rise to the first floor accommodation and descend to an impressive basement kitchen/breakfast room which gives access to a useful rear porch/boot room. The sitting room features two period fireplaces with mantel surrounds and part exposed floorboards, other period features include two fine ornate original ceiling roses and cornicing. An impressive kitchen/dining room has a range of modern stylish cabinets and butchers block wooden working surfaces incorporating a deep sink. Appliances include a hob, double oven and dishwasher, there is also an understairs cupboard, door giving access to the rear garden and an open fireplace. Just off the kitchen is a utility room with plumbing for a washing machine and a separate cloakroom with wash hand basin and WC.

First Floor

The first floor consists of two bedrooms both with period fireplaces and a shower room.

Outside

The rear garden can be accessed via the rear porch/boot room or basement kitchen, the garden is not overlooked and backs directly onto the Racecourse park, there is a paved patio and mainly lawned gardens enclosed by boundary walls and established planting.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

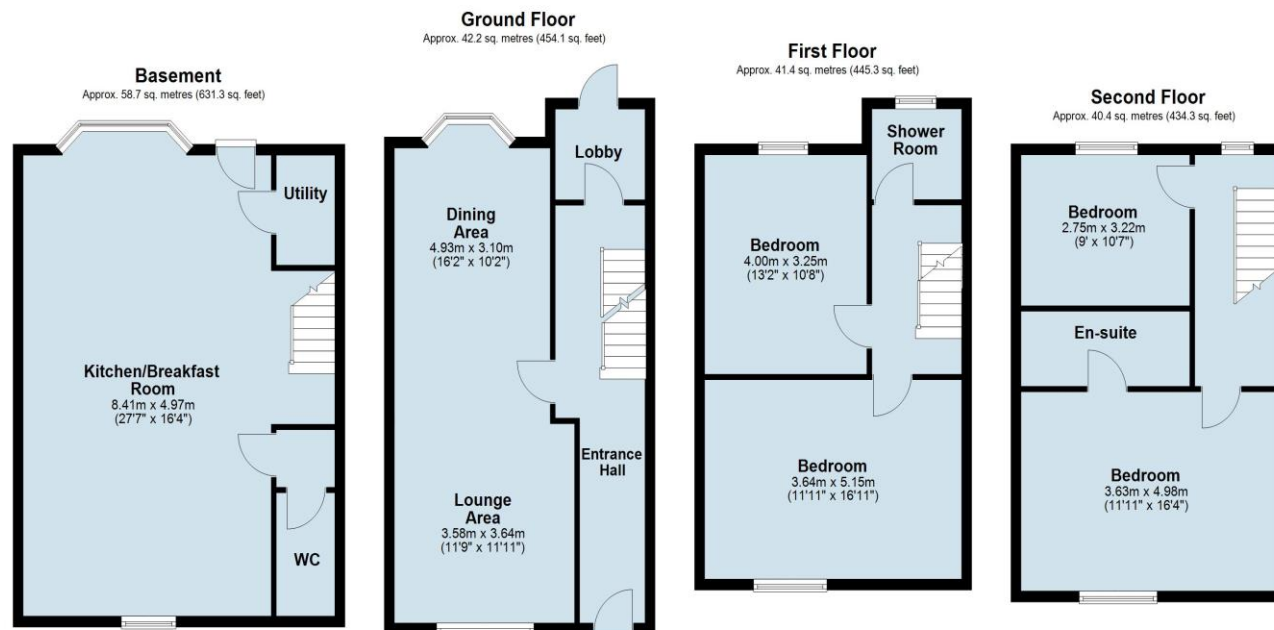
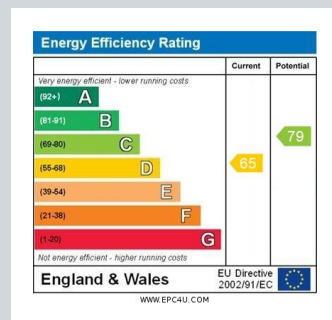
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- C



Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.