



The Crescent, Northampton NN1 4SB

welcome to

The Crescent, Northampton

An extended double bay fronted terraced property situated within the sought after area of Phippsville and in close proximity of all good amenities, schools, Northampton Racecourse and Abington Park. The accommodation comprises entrance porch, entrance hall, lounge, dining room, fitted kitchen, cellar, three double bedrooms, bathroom and separate WC. Outside there are established gardens to the front and rear, double garage with electric door, gated service road and brick built outside WC.



Entrance Porch

Entered via obscure double glazed door to the front aspect with obscure glazed side panels.

Entrance Hall

Entered via original obscure stained glass and leaded door, obscure stained glass and leaded window, storage heater, stairs rising to the first floor landing, picture rail, doors to lounge, dining room and kitchen.

Lounge

15' 1" x 14' plus bay (4.60m x 4.27m plus bay)
Double glazed part leaded and stained glass bay window to the front aspect, picture rail and feature fireplace with surround and mantle, inset gas fire and hearth and storage heater.

Dining Room

13' into bay x 12' 7" max (3.96m into bay x 3.84m max)
Double glazed windows to the rear aspect with double glazed French doors leading into the garden, picture rail and feature fireplace with surround and mantle, inset gas fire and hearth.

Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)
Fitted with base and wall mounted storage units with work surfaces over, one and a half bowl stainless steel sink unit and drainer and mixer tap over and drawer under, plumbing for washing machine, space for white goods, electric cooker point, tiling to splashback areas, storage heater, double glazed window to the rear aspect, obscure double glazed door into the garden and door to cellar.

Cellar

7' 3" x 9' 11" (2.21m x 3.02m)
Power and light.

First Floor Landing

Stairs rising from the entrance hall, access to loft space, storage heater and doors to bedrooms, bathroom and separate WC.

Bedroom One

14' plus bay x 13' max (4.27m plus bay x 3.96m max)
Double glazed part leaded and stained glass bay window to the front aspect, electric storage heater, picture rail and tiled fireplace with hearth.

Bedroom Two

13' x 11' 9" (3.96m x 3.58m)
Double glazed window to the rear aspect, built-in shelved cupboards, tiled fireplace and picture rail.

Bedroom Three

10' 11" x 8' 2" (3.33m x 2.49m)
Double glazed part stained glass and leaded window to the front aspect, picture rail and electric storage heater.

Bathroom

7' x 5' 2" max (2.13m x 1.57m max)
Obscure double glazed window to the rear aspect, suite comprising bath and wash hand basin, fully tiled and electric wall heater.

Separate W C

4' 8" x 2' 8" (1.42m x 0.81m)
Obscure double glazed window to the rear aspect, partly tiled and low flush WC.

Externally

Front

Enclosed with brick walling, gated access, lawned frontage, well stocked borders with mature shrubs and paved path.

Rear Garden

Enclosed with brick walling, paved patio area, lawned garden, stocked borders with an array of mature shrubs, fruit bushes, apple and plum trees and paved path leading to the double garage.

Outside W C & Storage Shed

Brick built storage shed.

Double Garage

18' 1" x 17' 6" (5.51m x 5.33m)
Up and over door, window to the rear aspect and part obscure glazed door to garden.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/KIN107429



welcome to

The Crescent, Northampton

- Extended Double Bay Fronted Terraced Property
- Sought After Location
- Three Bedrooms
- Cellar
- Double Garage

Tenure: Freehold EPC Rating: E

£330,000



view this property online williamhbrown.co.uk/Property/KIN107429

Please note the marker reflects the postcode not the actual property



Property Ref:
KIN107429 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk