

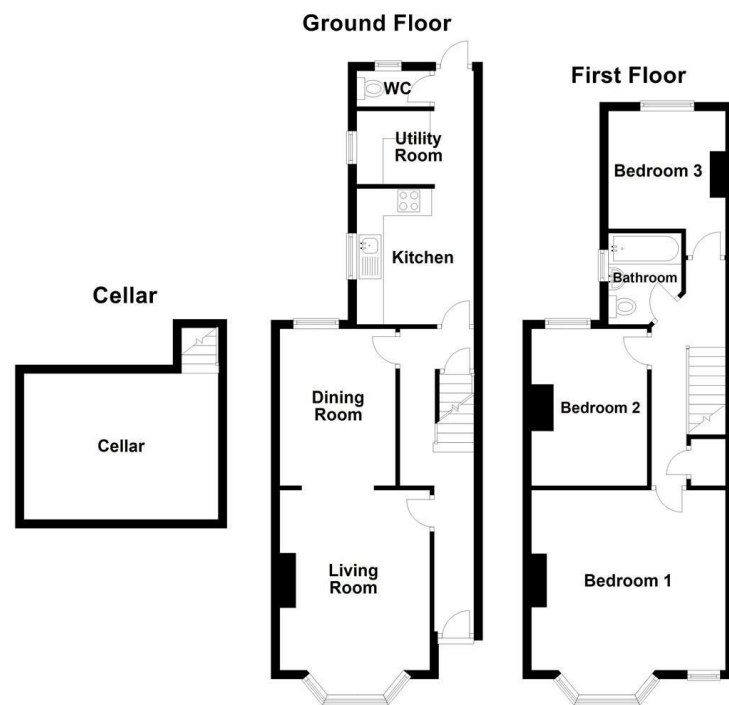


upper schooling at The Duston School in Berrywood Road, Duston.

**HOW TO GET THERE**

From Northampton town centre proceed in a westerly direction along the A4500 to the centre of St James and at the traffic lights bear right onto the A428 Harlestone Road. Proceed over the next set of traffic lights and proceed up the hill towards Dallington Park and take the left turning into Holyrood Road and proceed to the end of the road turning left into Glasgow Street where the property can be found half way down on the right hand side.

**DOIMB19082024/9954**



Not to scale. For illustrative purposes only

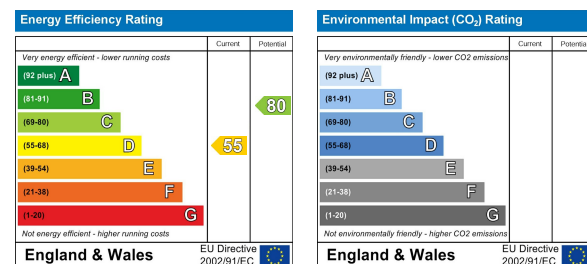
**38 Glasgow Street, St James, Northampton, NN5 5BL**



**Asking Price £295,000 Freehold**

A completely builder refurb double bay fronted three bedroomed Victorian terrace property situated on a quiet road in the popular residential area of St James. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, cloakroom and cellar. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a landscaped rear garden which is mainly laid to lawn which enjoys a sunny aspect and privacy.

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# 38 Glasgow Street, St James, Northampton, NN5 5BL

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed composite front door with UPVC double glazed fanlight window above, radiator, stairs to first floor, door to cellar and doors leading to:-

#### LOUNGE

13'5 x 11'2

UPVC double glazed bay window to the front, original cast iron fireplace and grill, tiled hearth, laminate flooring and archway to:-



#### DINING ROOM

11'8 x 8'8

UPVC double glazed window to the rear, radiator and door to:-



#### KITCHEN

10'1 x 8'8

Fitted with a brand new range of base and eye level units, modern worktops and splashbacks, single sink and drainer with mixer tap, brand new built in appliances include oven, induction hob, extractor, built in fridge and dishwasher, spotlights and UPVC double glazed window to the side and an archway to:-



#### UTILITY ROOM

8'9 x 5'5

A refitted range of base and eye level units, modern worktops and splashbacks, plumbing for a washing machine, gas wall mounted combination boiler housing cupboard, brand new built in freezer and UPVC double glazed window to the side and an archway to:-

#### REAR LOBBY

UPVC double glazed door to the rear garden and door to:-

#### CLOAKROOM

WC, wash hand basin and UPVC double glazed window to the side with obscure glass.

#### FIRST FLOOR

#### LANDING

Storage cupboard with loft access and doors leading to:-

#### BEDROOM ONE

14'6 x 12'9

UPVC double glazed bay window to the front elevation, feature fireplace and radiator.



#### BEDROOM TWO

11'7 x 8'8

UPVC double glazed window to the rear and original fireplace.



#### BEDROOM THREE

9'7 x 8'9

UPVC double glazed window to the rear, original fireplace and radiator.



#### BATHROOM

7'3 x 6'0

A refitted modern bathroom suite comprising WC, wash hand basin, panelled bath with rain head shower and hand held shower attachment and glass screen, extractor, spotlights and chrome towel radiator.



#### OUTSIDE

#### REAR GARDEN

The landscaped rear garden has a stone pathway and is mainly laid to lawn with a sunken gravel bed, raised flower beds with wood chippings and enclosed by brick walling and wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band B

#### LOCAL AMENITIES

There are a number of shopping facilities including Supermarkets, Banks, a Bakery, and Post Office with further facilities located in Northampton town centre. A bus service runs from the Harlestone Road and Weedon Road to the town centre. Northampton's Castle Station provides a mainline service to London Euston and is situated within half a mile. Motorway access to the M1 is via the A4500 Weedon Road, west to Junction 16 and the A508 London Road south to Junction 15. Local schooling includes St James CEVA Primary School with

For further information on viewing call 01604 230222