



50 Hazelwood Road, Northampton, NN1 1LN

HOWKINS &
HARRISON

50 Hazelwood Road,
Northampton, NN1 1LN

Guide Price £355,000

A wonderful town house of versatile living accommodation arranged over four floors, presenting an effective mix of both traditional and contemporary living space, retaining a wealth of charm and character features and located in the heart of the town centre.

Features

- Substantial town house
- Stylish basement kitchen/dining room
- Sitting room & study
- Utility & shower room
- Three bedrooms
- Wonderful bathroom
- Rear garden
- 1861 sq ft
- Town centre position



Location

Situated within the Northampton Cultural Quarter with many amenities including the Royal & Derngate Theatre, 78 Derngate by Charles Rennie Mackintosh, Northampton Museum & Art Gallery, Errol Flynn Filmhouse and St Giles Street for shopping, bars and restaurants. Becket's Park is a short walk away with the River Nene running through, marina and tennis courts. Northampton town centre gives access to major link roads, the M1 & A45, and Northampton Train Station has train links to London Euston and Birmingham New Street within an hour.



Ground Floor

The accommodation is entered through a composite front door into the hall where the stairs rise to the first floor accommodation, descend to the basement kitchen and also give access to the study. The dual aspect lounge features two cast iron fireplaces, original cornicing, ceiling roses and exposed floorboards. An impressive and well appointed kitchen/dining room is located in the basement and features a contemporary range of cabinets, granite work tops and island, appliances include a hob, double oven and dishwasher. An original cast iron range and bi-fold doors onto the rear garden. The utility room comes with matching cabinets, working surface incorporating a sink unit with space for washing machine and dryer. Beyond the kitchen is a rear lobby which has a door to the rear garden, a floor to ceiling cupboard and gives access to a shower room with cubicle, wash hand basin and WC.





First Floor

From the hall, stripped and polish stairs rise to the first floor and landing where there is a cloakroom and two double bedrooms. Further stairs rise to the second floor where the master bedroom is situated and an impressive bathroom suite with walk in shower, freestanding bath, WC and twin wash hand basins.



Outside

The rear garden has a paved patio accessed directly from the basement kitchen, with steps to further paved seating area as well as timber decking, small lawned garden with established planting.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel: 01604-823456](tel:01604-823456)

Agents Notes

Additional information about the property, including
details of utility providers, is available upon request.
Please contact the agent for further details.

Fixtures and Fittings

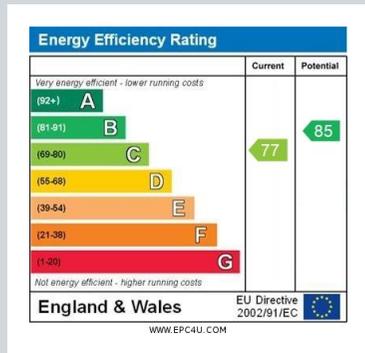
Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the
appliances have been tested by the agents and they
are not certified or warranted in any way.

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: 0300-126700
Council Tax Band - C



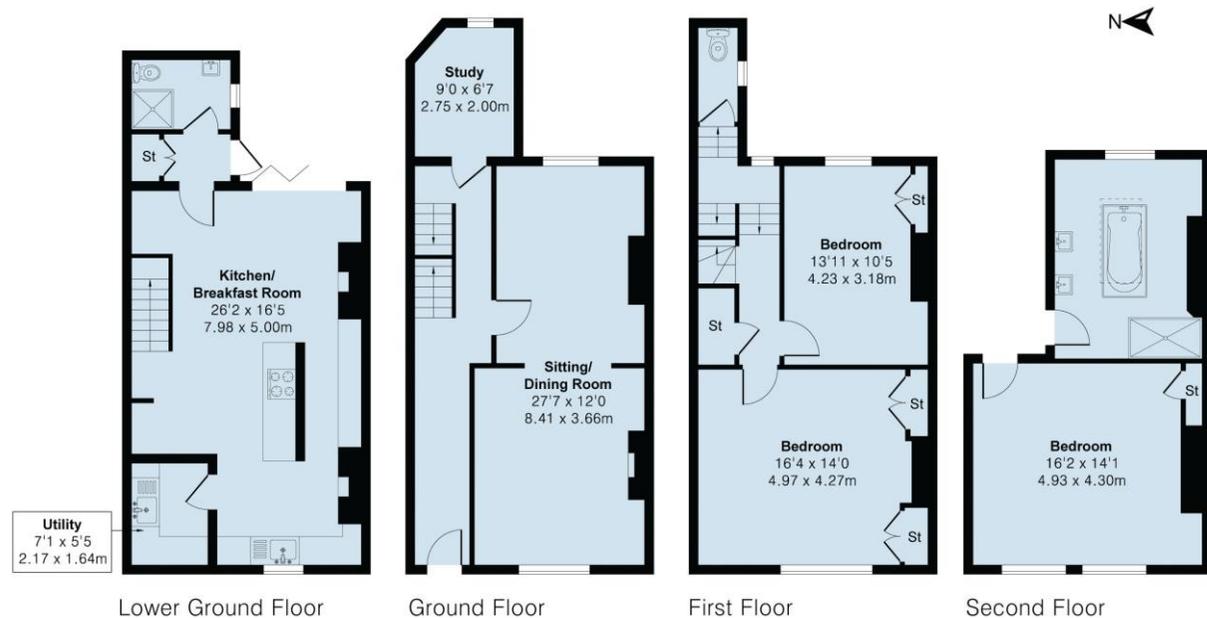
Approximate Gross Internal Area 1861 sq ft - 173 sq m

Lower Ground Floor Area 488 sq ft – 45 sq m

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 479 sq ft – 45 sq m

Second Floor Area 377 sq ft – 35 sq m



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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