



**Glasgow Street, Northampton NN5 5BL**

**welcome to**

## **Glasgow Street, Northampton**

A well-presented and spacious three-bedroom Victorian terrace arranged over three floors, featuring two reception rooms, a modern kitchen and bathroom, a private landscaped garden, and a useful cellar with sauna.



### **Hallway**

A bright and welcoming entrance hallway with a patterned runner and staircase rising to the first floor.

### **Sitting Room**

11' 2" x 10' 10" ( 3.40m x 3.30m )

A cosy bay-fronted sitting room with wooden flooring and excellent natural light, providing a comfortable main living space.

### **Dining Room**

12' 3" x 8' 10" ( 3.73m x 2.69m )

A separate dining room positioned centrally, ideal for entertaining and connecting seamlessly to the kitchen.

### **Kitchen**

17' 5" x 8' 9" ( 5.31m x 2.67m )

A long galley-style kitchen fitted with modern units, ample worktop space and door access to the rear garden.

### **Ground Floor Wc**

A convenient ground floor cloakroom with a modern white suite.

### **Cellar**

A spacious cellar providing valuable storage space and further potential for conversion, currently incorporating a fitted sauna room with separate electric heating – a unique and appealing feature.

### **Landing**

A bright first-floor landing with access to all bedrooms and the family bathroom.

### **Bedroom One**

14' 10" x 11' plus ( 4.52m x 3.35m plus )

A spacious double bedroom to the front featuring a bay window and plenty of natural light.

### **Bedroom Two**

11' 9" x 8' 10" ( 3.58m x 2.69m )

A well-proportioned double bedroom overlooking the rear garden.

### **Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

A compact and versatile third bedroom ideal as a home office, nursery or guest room.

### **Bathroom**

A modern family bathroom fitted with a contemporary suite including bath with shower and stylish tiled finishes.

### **Garden**

A low-maintenance rear garden with paved patio, raised planters and a pergola seating area.



***view this property online*** [williamhbrown.co.uk/Property/NMS115582](http://williamhbrown.co.uk/Property/NMS115582)



welcome to

## Glasgow Street, Northampton

- Three bedrooms
- Bay fronted
- Galley kitchen
- Ground floor WC
- Modern bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£265,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NMS115582](https://www.williamhbrown.co.uk/Property/NMS115582)



Property Ref:  
NMS115582 - 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 632322**



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



**williamhbrown.co.uk**