

12 Burns Street

Northampton, NN1 3QE

Derran Dooley

Partnered With

Simpsons

Property Experts

Located within the popular NN1 area of Northampton is this traditional bay-fronted Victorian home, offering plenty of character, generous living space and a larger than average rear garden.

** GUIDE PRICE £210,000 - £220,000 **

The property is ideally positioned close to Northampton town centre and The Racecourse, with a wide range of local amenities within walking distance including shops, cafés, bars, restaurants and everyday conveniences.

Inside, an entrance hall leads through to a spacious open-plan living and dining room, providing two defined reception areas with character features including fireplaces, alcoves and stripped internal doors. French doors from the dining area open directly onto the rear garden, making this a great space for both everyday living and entertaining.

To the rear is an extended contemporary kitchen with a breakfast bar, built-in appliances and plenty of storage and preparation space. There is also access from the kitchen down to the cellar, providing useful additional storage.

Upstairs are two generous double bedrooms, both retaining character features including fireplaces and alcoves. The accommodation is completed by a stylish four-piece bathroom comprising a feature bath, separate shower enclosure, wash hand basin and WC.

Outside, the property benefits from a larger than average rear garden for this style of home, with a combination of lawn and paved patio providing plenty of space for entertaining or simply enjoying the outside space.

A great opportunity for buyers looking for a character home close to Northampton town centre, combining traditional Victorian features with modern living space.

EPC Rating: D
Council Tax Band: B

Guide price £210,000

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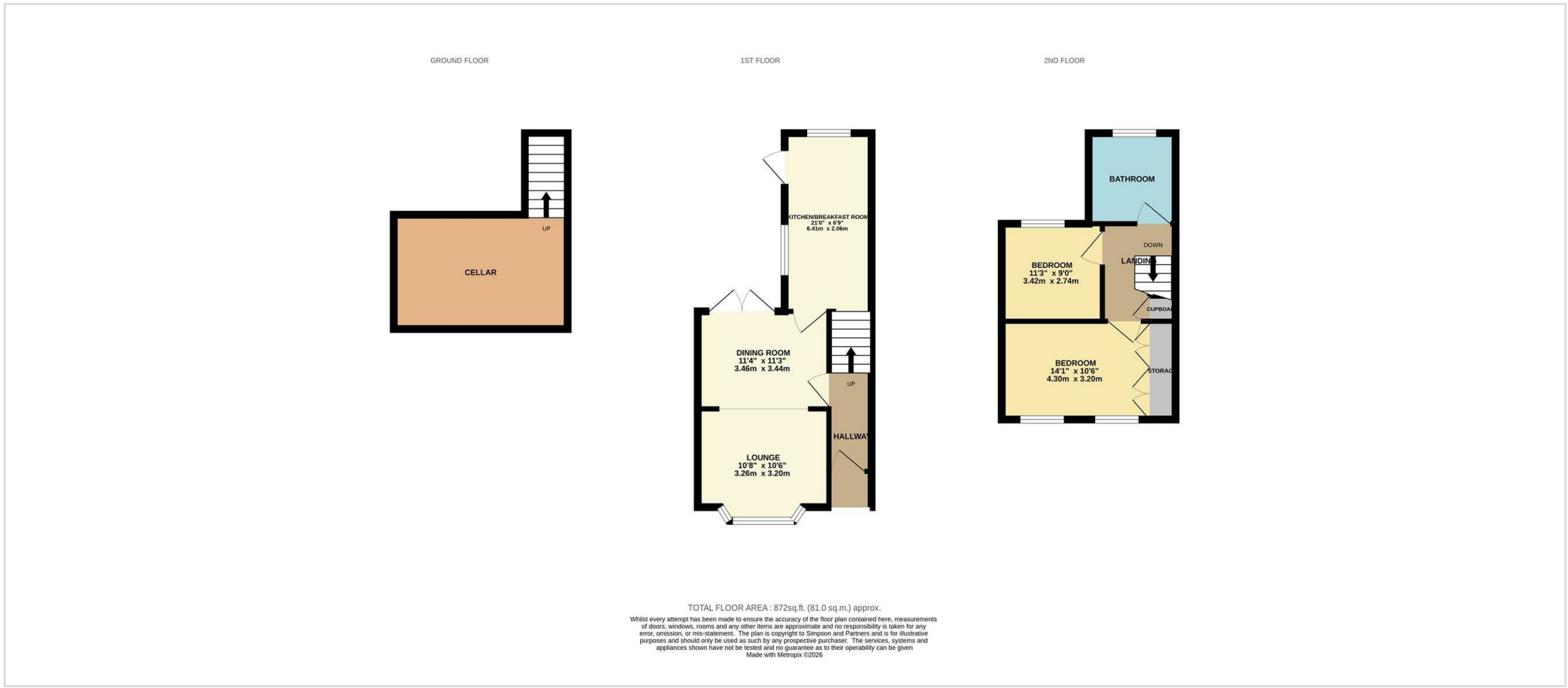








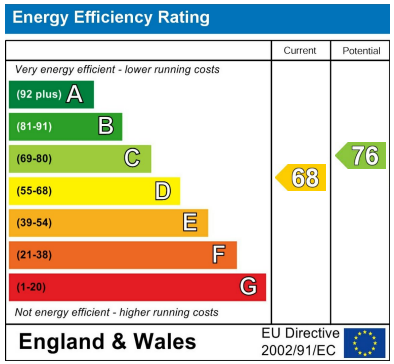




TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.

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