



HOW TO GET THERE

From the Northampton town centre take the A5123 Kettering Road passing the parade of shops, at the traffic lights proceed straight over taking the next turning on the left into Cowper Street and at the end of the road at the T junction turn right into Shakespeare Road. Proceed to the end of the road and at the next T junction turn right into Colwyn Road where the property can be found of the left hand side.

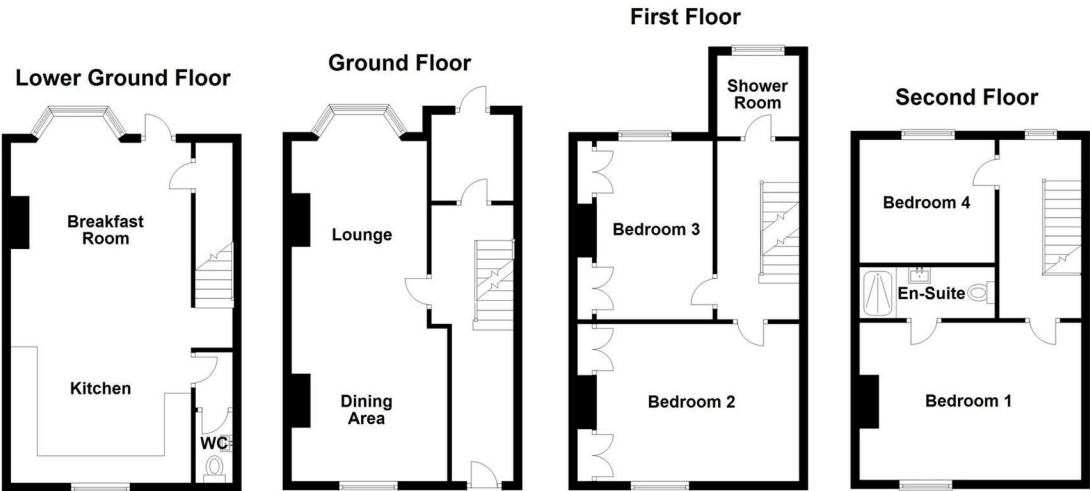
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61 Colwyn Road, The Mounts, Northampton, NN1 3PU



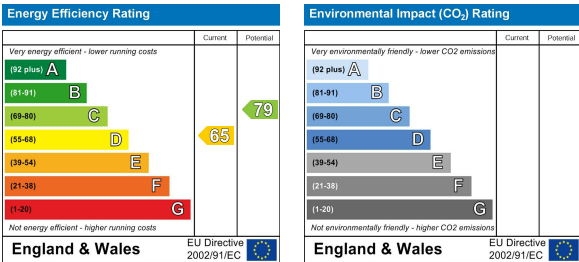
Asking Price £365,000 Freehold

A very well maintained Victorian four bedroomed four storey town house dating back to 1873 situated on a quiet road backing onto the Northampton Racecourse in the popular residential area of The Mounts. The accommodation comprises entrance hall, open plan lounge/diner, rear porch and to the lower ground floor there is a refitted kitchen/breakfast room with utility room and WC. To the first floor there are two double bedrooms and a family shower room and a further two bedroomed with ensuite to the master on the second floor. The property has a large rear garden which is mainly laid to lawn and patio and backs directly onto the Northampton Racecourse.



For illustration purposes only - not to scale

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61 Colwyn Road, The Mounts, Northampton, NN1 3PU

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

20'09 x 5'05

Entered via a composite glazed front door there is an attractive lime stone tiled floor with stairs leading to the first floor and pine doors leading to:-

LOUNGE/DINING ROOM

27'08 x 10'02

A fantastic open plan room with UPVC sash effect windows to the front elevation and an attractive bay window to the rear garden. The room is split between original wood flooring and carpet to the dining area with character features including original cast iron fireplaces with wood surrounds, coving to the ceiling and built in low level cupboards. TV and telephone points connected.



REAR PORCH

6'06 x 6'02

Providing a cloaks area with a UPVC glazed door leading to the rear garden.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

27'08 x 13'07

A fantastic open plan room with a re-fitted range of base and eye level units, wooden worktops with breakfast bar, tiled splashbacks, Belfast sink with chrome mixer tap, built in appliances include a oven and grill, induction hob, modern extractor, dishwasher, tiled flooring, real open fire, storage cupboard, UPVC double glazed window to front, bay window and door to rear garden, double radiator and door to:-



BREAKFAST AREA



UTILITY ROOM

6'10 x 4'04

Plumbing for a washing machine and tumble dryer with a continued tiled floor. There is a further door to:-

CLOAKROOM

Suite comprising of WC and wash hand basin

FIRST FLOOR

LANDING

Doors lead to:-

BEDROOM TWO

16'05 x 11'11

Space for a king size bed with original exposed wood flooring, cast iron fireplace with tiled surround and hearth, integrated pine wardrobes and a new Upvc double glazed window to the front elevation.



BEDROOM THREE

13'02 x 10'04

Original exposed wood flooring, integrated wardrobes providing an airing cupboard with a gas fired combination boiler. A window to the rear elevation overlooks the rear garden.



FAMILY SHOWER ROOM

6'01 x 5'10

A re-fitted suite comprising of WC, wash hand basin and a double shower with tiled floor and walls, chrome heated towel rail and two windows to the rear elevation.



SECOND FLOOR

Upvc double glazed window to the rear, loft access with pull down ladder

BEDROOM ONE

16'04 x 11'10

Space for a king size bed with a painted cast iron fireplace, a window to the front elevation, carpet fitted and a door to:-



ENSUITE

10'04 x 3'10

A re-fitted suite comprising of WC, wash hand basin, double shower cubicle with Triton power shower and a chrome heated towel rail.



BEDROOM FOUR

10'04 x 9'00

Window to the rear elevation overlooking the park there is carpet fitted and space for a double bed.

OUTSIDE

REAR GARDEN

This very attractive large rear garden is mainly laid to lawn and patio, enclosed by brick walling with mature flower and shrub borders, bushes and trees, vegetable patches, shed and a secure wrought iron gate leads to the Northampton Racecourse to the rear.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the Racecourse Public Park, shops, restaurants, cafés, public houses and Northampton University. The Northampton central bus station, Northampton railway station and the Grosvenor Shopping Centre are situated within a mile. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

For further information on viewing call 01604 230222