


Connells

Semilong Road
Northampton

# Semilong Road
# Northampton NN2 6BT

for sale offers in the region of
**£270,000**







## Property Description

Ground Floor: Upon entering, you are welcomed into a bright and inviting layout. The ground floor comprises a spacious main lounge, a separate formal dining room ideal for entertaining, a well-proportioned kitchen, and a convenient separate utility room.

First Floor: The first floor hosts two generously sized double bedrooms alongside a luxury four-piece family bathroom, featuring both a panelled bath and a separate shower cubicle.

Second Floor: Heading up to the second floor, you will find a thoughtfully converted loft space offering a further large double bedroom, filled with natural light.

Lower Ground / Converted Cellar: Adding incredible flexibility to the home, the converted cellar has been transformed into functional living space, featuring an additional reception room, a living area, and a modern shower room—perfect for multi-generational living, a teenager's suite, or a home office setup.

Outside: To the rear, the property boasts a good-sized, enclosed garden—ideal for outdoor dining, relaxing, or children to play.

The Investment Potential: Due to the expansive footprint (approx. 1,676 sq ft), the multi-floor layout, and having multiple bathrooms, this property holds huge potential to be converted into a 5/6 bedroom HMO (House in Multiple Occupation), subject to the usual local planning consents and approvals. Location: Situated within close walking distance to popular local schools, open parks, the town centre, and the train station.

## Entrance Hall

Double glazed door to the front aspect.

## Lounge

Double glazed bay window to the front aspect. Chimney breast. Wall mounted radiator.

## Dining Room

Double glazed window to the rear aspect. Chimney breast. Wall mounted radiator.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer uni. Space for white goods. Double glazed window to the side aspect.

## Utility Room

Double glazed door to the rear aspect.

## Basement

Tanked and fully converted.

Reception and living room with double glazed window to the rear aspect.

## Shower Room

Shower cubicle, wash hand basin and low level WC.

## Bedroom Two

Two double glazed windows to the front aspect. Chimney breast. Wall mounted radiator.

## Bedroom Three

Double glazed window to the rear aspect. Chimney breast. Wall mounted radiator.

## Bathroom

Double glazed widow tot he side aspect. Bath, Shower cubicle, wash hand basin and low level WC.

## Converted Loft

Two skylights. Wall mounted radiator.

## Outside

## Parking

On Street parking


















Total floor area 155.7 m² (1,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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6 Wood Hill
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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