

**74 Balmoral Close
St Crispins
NORTHAMPTON
NN5 4WA**

Offers Over £240,000



- **NO CHAIN**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN/DINER**
- **AMPLE PARKING**

- **TWO BEDROOMS**
- **LOUNGE**
- **BATHROOM**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO CHAIN is this well presented two bedroom semi detached home, ideally situated in this highly sought after location. The property offers well proportioned accommodation throughout, comprising entrance hall, cloakroom/WC, spacious lounge, modern kitchen/diner, two bedrooms, and a family bathroom. Outside, the property benefits from gardens to both the front and rear together with a driveway providing ample off road parking.

Ground Floor

Entrance Hall

Accessed via the front door, with stairs rising to the first floor, radiator, and doors to:

Cloakroom/WC

With window to the front aspect, fitted with a white suite comprising low-level WC and wash hand basin with tiled splashbacks. Radiator.

Lounge

15'2" x 9'5" (4.62m x 2.87m) A bright reception room with window to the front aspect, radiator, TV point, under stairs storage cupboard, and door leading through to the kitchen/diner.

Kitchen/Diner

12'9" x 8'1" (3.89m x 2.47m) Fitted with a modern range of base and wall units with work surfaces over, incorporating a one and a half bowl sink unit. Built in oven and hob with extractor hood over, plumbing for washing machine. Radiator. Window to the rear aspect and double doors opening onto the patio area and garden.

First Floor

Landing

With loft access part boarded with loft ladder and doors to:

Bedroom One

12'9" x 8'6" (3.89m x 2.58m) A generous double bedroom with two windows to the front aspect and radiator.

Bedroom Two

12'9" x 8'2" (3.89m x 2.49m) Second double bedroom with window to the rear aspect, radiator, and fitted wardrobes.

Bathroom

Appointed with a modern white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Window to the side aspect, extractor fan, and radiator.

Externally

Front

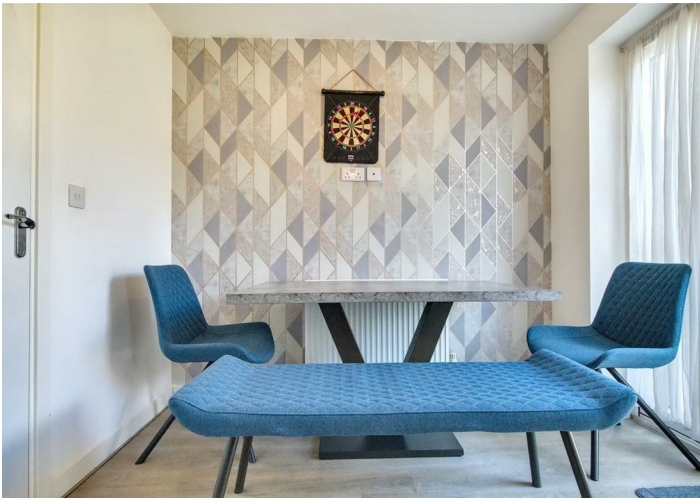
Open plan garden, mainly laid to lawn, with driveway providing ample off road parking.

Rear Garden

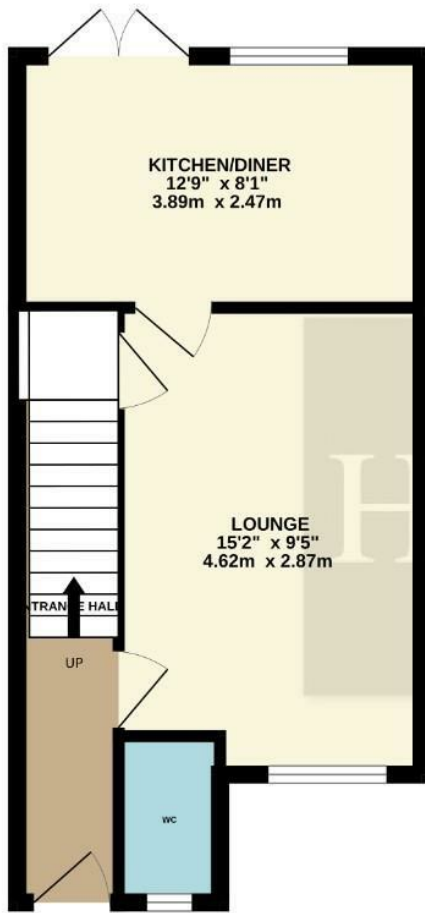
A fully enclosed good sized garden with lawn and patio area, decked area, timber shed and gated side access.

Agents Notes

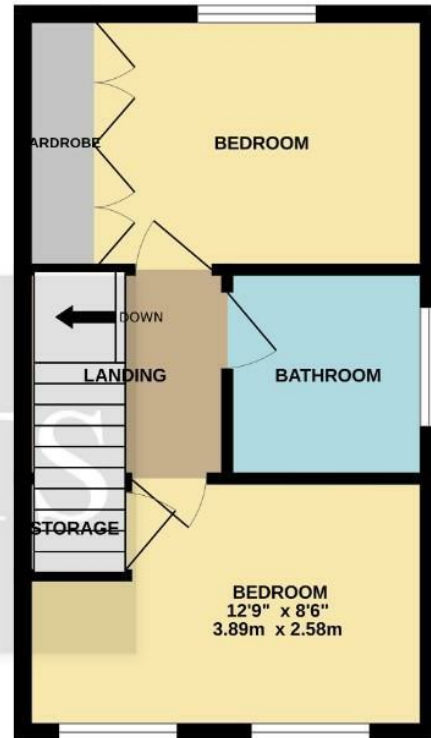
West Northamptonshire Council
Council Tax Band: B



GROUND FLOOR



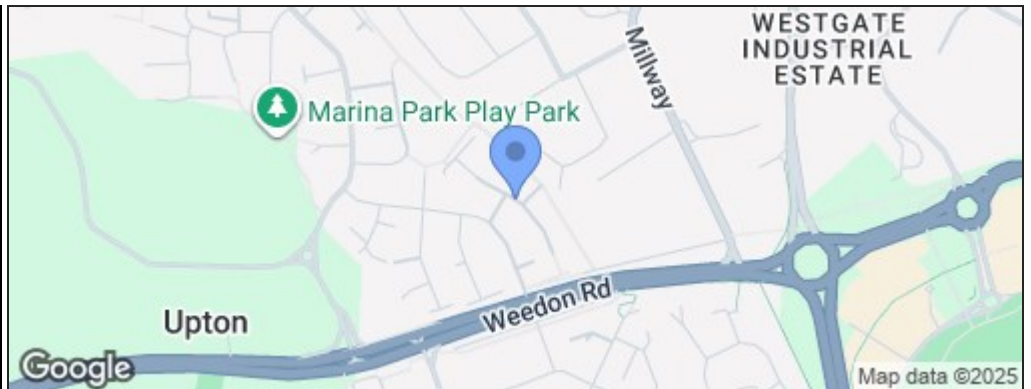
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.