



78 Balmoral Close

Upton, Northampton, NN5 4WA

£1,450 PCM



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Available now!!

A three bedroom semi-detached house in the popular area of St. Crispins, with rear garden and driveway providing off-road parking for two cars.



Unfurnished Accommodation: Lounge, kitchen/diner, cloakroom, two double bedrooms, single room/study, shower en-suite, family bathroom, rear garden and driveway parking for two cars. EPC Rating: B – Council Tax Band: C – No Pets Permitted.

This modern semi-detached house offers stylish, low-maintenance living in the popular and family-friendly neighbourhood of Upton. It's an ideal home for young families or professional couples.

The front door opens into a welcoming entrance hall providing access to the lounge, cloakroom and carpeted stairs rising to the first floor. The light and airy lounge is fully carpeted and features a useful understairs storage cupboard and window to the front elevation. To the rear of the property, the open-plan kitchen/diner is fitted with attractive wood-effect vinyl flooring and includes a modern fitted kitchen, complete with built-in oven, gas hob, and extractor fan. There's ample space for a family dining table, and the white UPVC French doors open directly onto the rear.

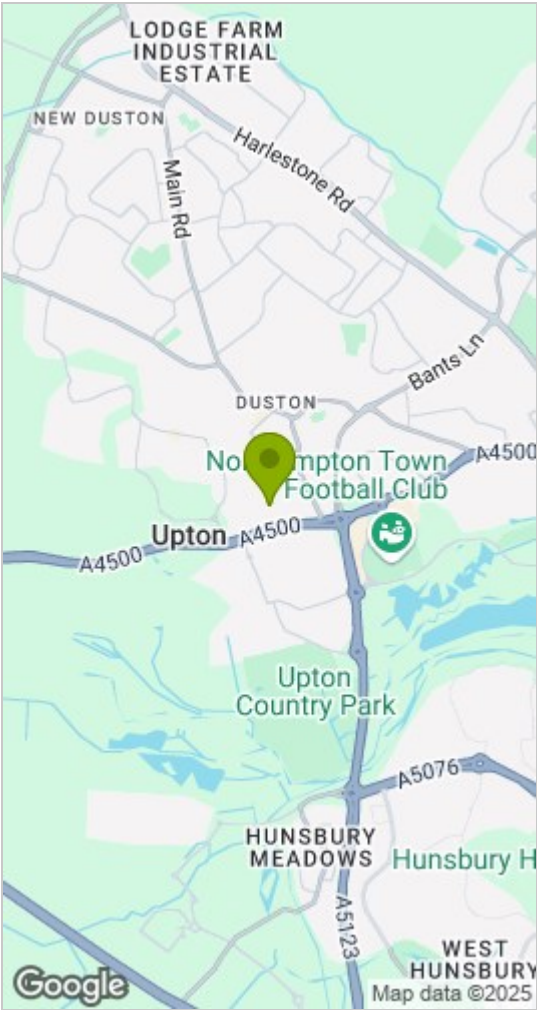
Upstairs, carpeted stairs lead to a bright landing which provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom sits at the front of the house and benefits from an en-suite shower room with a white suite, including a bath, toilet and shower cubicle and power shower. The second bedroom is a further double, positioned at the rear of the property, while the third bedroom is a single – ideal as a nursery or home office. The main family bathroom is finished in neutral tones and includes a bath with mixer tap and shower attachment, hand basin and WC.

Outside, the rear garden is mainly artificial grass with neat shingle borders and a small patio area. A side gate provides direct access to the driveway, which accommodates two vehicles.

Upton offers excellent access to a range of amenities including Sainsbury's, restaurants, gyms, and cinema facilities at Sixfields. Local schools – both state and independent – are within easy reach, and regular bus links (No.15) connect you to the town centre. The M1 motorway is approximately four miles away, making this a great location for commuters.

- Entrance Hall 9'09 (2.97m)
- Lounge 14'02 x 12'00 (4.32m x 3.66m)
- Kitchen/Dining 15'03 x 8'09 (4.65m x 2.67m)
- Master Bedroom 12'01 x 9'03 (3.68m x 2.82m)
- Shower En-suite 5'11 x 5'03 (1.80m x 1.60m)
- Bedroom Two 9'02 x 7'08 (2.79m x 2.34m)
- Bedroom Three 7'08 x 5'09 (2.34m x 1.75m)
- Bathroom 6'00 x 5'10 (1.83m x 1.78m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

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