

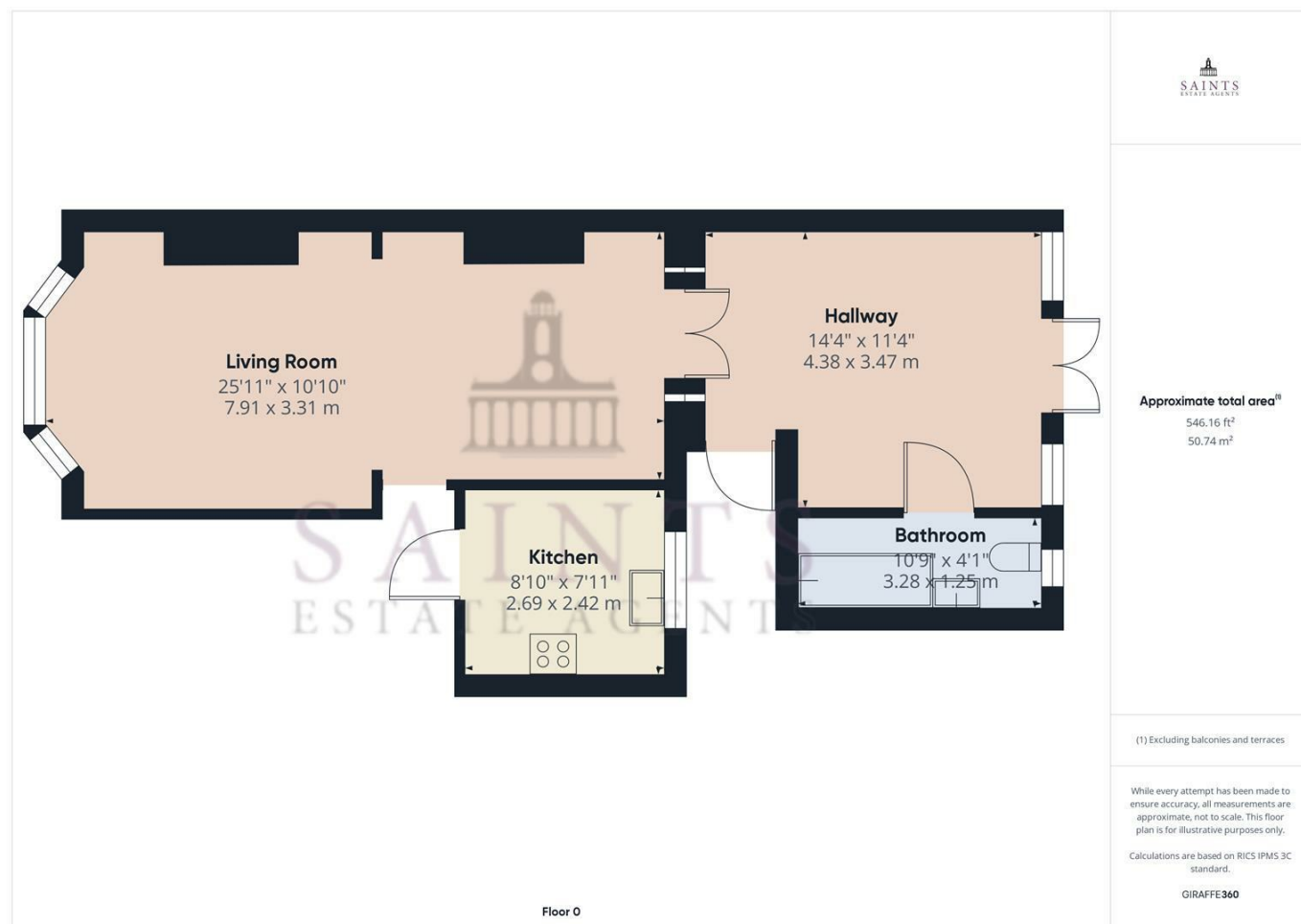
### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

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



158 Balfour Road, Northampton, NN2 6JP

£299,995

- NO UPPER CHAIN
- REFITTED SHOWER ROOM
- SPACIOUS REAR GARDEN
- POPULAR LOCATION OF QUEENS PARK
- REFITTED KITCHEN
- DOWNSTAIRS BATHROOM
- THREE DOUBLE BEDROOMS

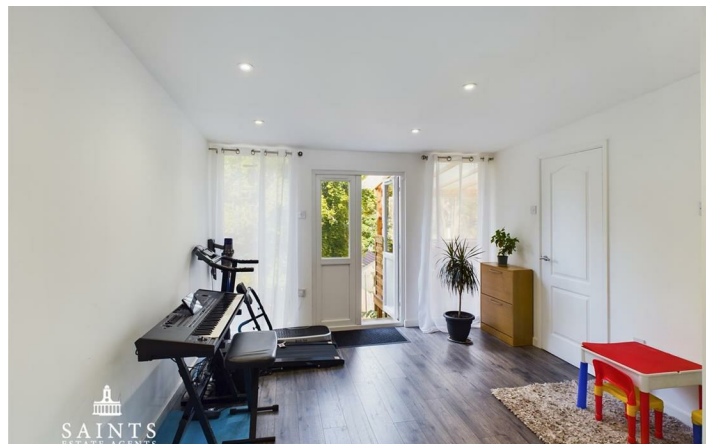
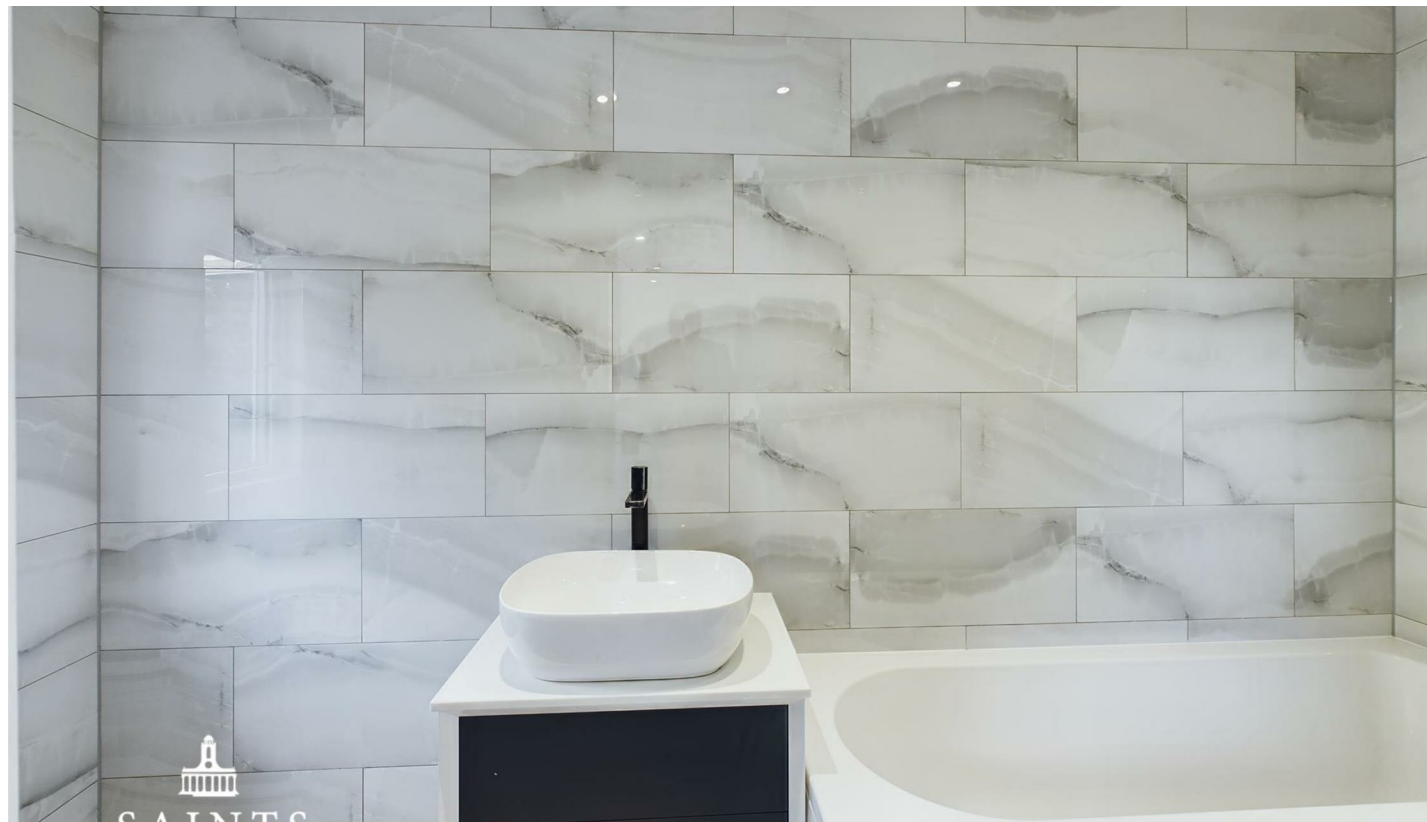


# 158 Balfour Road, Northampton NN2 6JP

Situated in the POPULAR location of QUEENS PARK, this recently RENOVATED house benefits from, refitted shower room and refitted downstairs bathroom. Offered with NO UPPER CHAIN, this house benefits from, hard wood flooring and recently refitted kitchen. The property benefits from a conservatory to the rear, a spacious garden with garage and parking to rear. MUST BE VIEWED to be appreciated.



Council Tax Band: B



## Kitchen

Laminate flooring, range of eye and base units,, worksurface over, plumbing wm, dishwasher, built in oven, gas hobs, stainless steel sink, double glazed window to rear, extractor fan.

## Lounge/Dining Room

2 radiators, double glazed window to front, triple glazed window to rear, double glazed to conservatory,

## Conservatory

Glazed windows throughout, part wood, door to bathroom, double door to rear garden, double glazed window to side.

## Downstairs Bathroom

Bath shower off taps, low level WC, handbasin with vanity under, double glazed window to rear.

## Rear Garden

Part patio, stepped down, lain to lawn.

## Garage

Side door metal, front door, power, access road, parking, fenced to sides.

## First Floor Landing

Doors to bedrooms.

## Bedroom 1

Double glazed window to front, triple glazed window to bay, hardwood flooring, radiator, built in cop.

## Bedroom 2

Hardwood flooring, radiator, double glazed bay window to rear.

## Bedroom 3

Triple glazed window to front.

## Shower Room

Low level WC, double shower cubicle, built in rain shower and separate shower, handbasin with vanity under, tiled around, mirror lights up, double glazed window to rear, spotlights.