



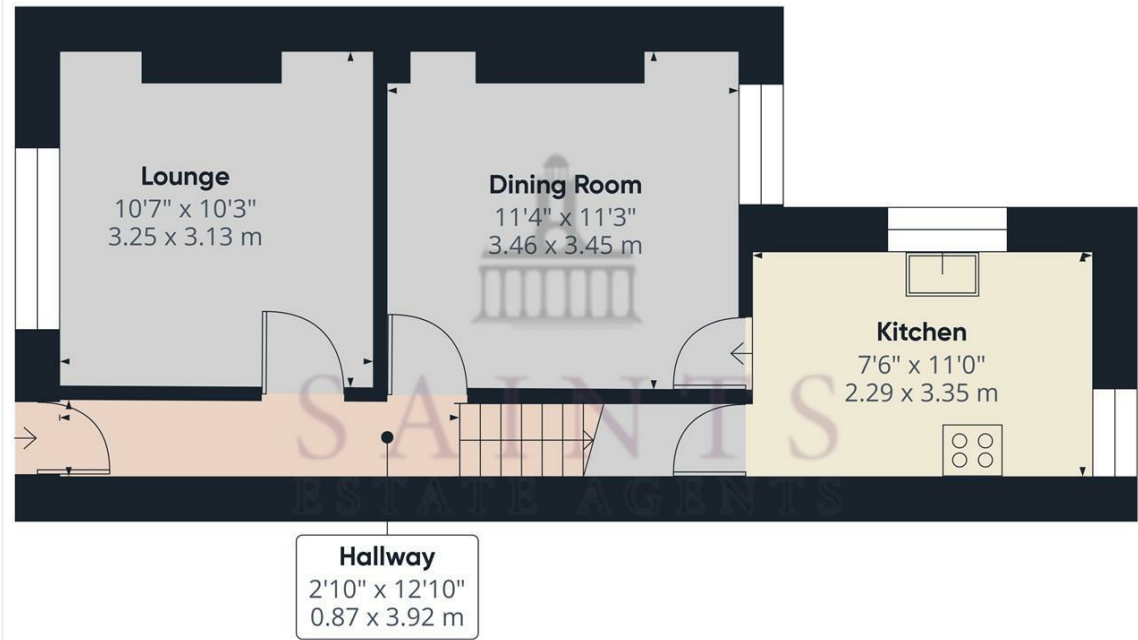
Directions

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) A		
(81-91) B		
(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		



Approximate total area¹
368.67 ft²
34.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



64 Stanhope Road, Northampton, NN2 6JX

Offers over £210,000

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Situated in the ever-popular Queens Park area, this spacious and well-presented home offers a perfect blend of modern living and classic charm. Boasting three generously sized double bedrooms, this property provides ample space for families or professionals alike.

The modern kitchen is stylish and functional, ideal for those who love to cook and entertain. A standout feature of this home is the long garden, perfect for outdoor relaxation, gardening, or hosting summer gatherings. Additionally, the property benefits from a cellar, offering excellent storage or potential for further development.

With its desirable location and fantastic features, this home is a must-see. Don't miss the opportunity to make it yours!



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Council Tax Band: B



Hallway

Doors leading to rooms, stairs rising to first floor landing, radiator, wooden flooring.

Lounge

Double glazed window to front, radiator, wooden flooring.

Dining Room

Double glazed window to rear, radiator, wooden flooring, door leading to kitchen.

Kitchen

Double glazed window to side, built in oven, door leading down to the cellar, work surfaces with built in sink and electric cooker, combi boiler, door leading to garden.

First Floor Landing

Carpeted, doors leading to all bedrooms and bathroom.

Bedroom 1

Obscured double glazed window to rear, radiator, wooden flooring.

Bedroom 2

Double glazed window to rear, radiator, wooden flooring.

Bedroom 3

Double glazed window to front, radiator, wooden flooring.