




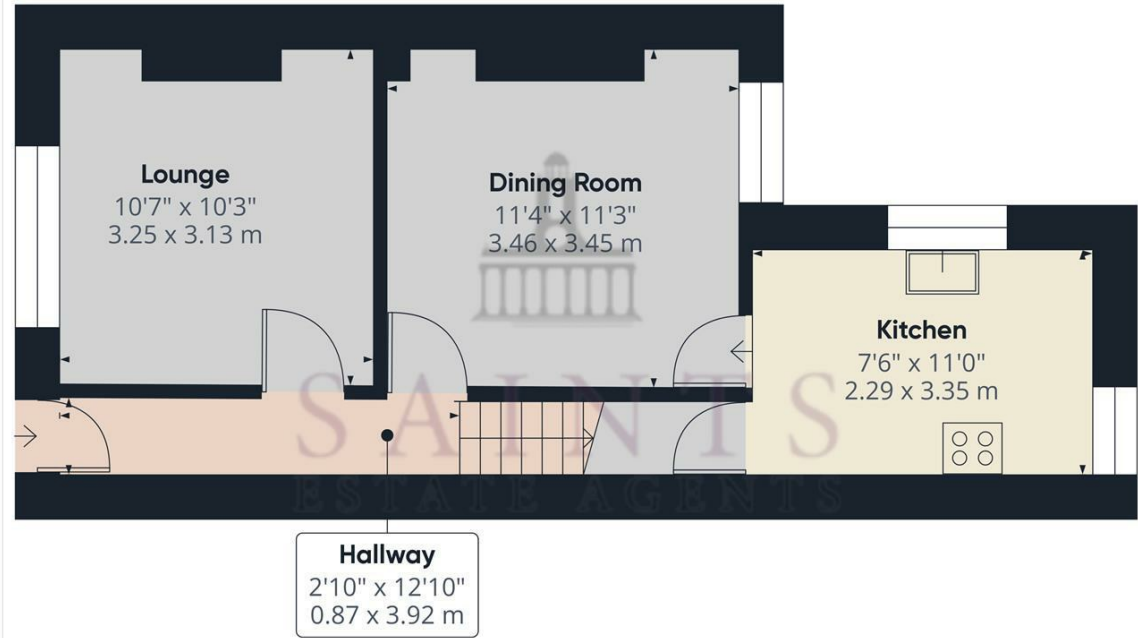
### Directions

### 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		
England & Wales <small>EU Directive 2002/91/EC</small> 		





**Approximate total area<sup>(1)</sup>**

368.67 ft<sup>2</sup>  
34.25 m<sup>2</sup>

(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 £200,000

- Terraced 3 Bedroom
- Additional Cellar Space
- Spacious Accomadation
- Long Private Garden
- Ideal For Various Buyers
- Prime Location

# 64 Stanhope Road, Northampton NN2 6JX

Nestled in the heart of the ever-popular Queens Park area, this beautifully presented and spacious home effortlessly combines contemporary comfort with timeless character, making it an ideal choice for families, professionals, or anyone seeking refined urban living.

From the moment you step inside, you’re welcomed by a warm and inviting atmosphere, with tasteful décor and generous proportions throughout. The property boasts three expansive double bedrooms, each offering ample natural light, high ceilings, and flexible space for relaxing or working from home. These versatile rooms provide the perfect retreat for restful nights or busy daytime living.

At the heart of the home lies a modern, fully-fitted kitchen, designed with both aesthetics and practicality in mind. Featuring sleek cabinetry, quality appliances, and generous countertop space, it’s perfectly suited for culinary enthusiasts and those who love to entertain. Whether you’re preparing a casual weeknight meal or hosting friends and family, this kitchen delivers on every front.

Step outside and you’ll find one of the home’s most impressive highlights: a long, private garden, ideal for outdoor living. This tranquil outdoor space offers a lush setting for summer BBQs, gardening projects, or simply enjoying a peaceful morning coffee. It’s a true extension of the home—perfect for children, pets, or alfresco entertaining.

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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.