



**Balfour Road, Northampton NN2 6JP**



**welcome to**

**Balfour Road, Northampton**

Located in a popular residential area in the outskirts of the town benefiting from access to many local schools, shops, restaurants and leisure facilities. Viewing is a must.



### **Entrance Porch**

Featuring a double glazed door to the front aspect.

### **Entrance Hall**

Featuring a single glazed door to the front aspect.

### **Living Room**

12' 4" x 12' 1" plus bay ( 3.76m x 3.68m plus bay )

This lovely, bright room features a double glazed bay window to the front aspect, a feature fireplace and single glazed French doors through to the kitchen/diner.

### **Kitchen/Diner**

19' 1" max x 12' 1" ( 5.82m max x 3.68m )

This beautifully refitted kitchen is both modern and stylish with it's open plan layout and range of integrated appliances. Featuring a range of base and wall mounted units with worktop over and inset sink and drainer. There is an electric hob with hood over, integrated fridge freezer and high level electric oven and grill. A double glazed window and French doors give both lots of natural light and views into the garden and over the tree line to the rear.

### **Bedroom One**

12' 5" max x 12' 1" into bay ( 3.78m max x 3.68m into bay )

Featuring a double glazed bay window to the front aspect, a wall mounted radiator and fitted wardrobes with sliding mirror doors.

### **Bedroom Two**

11' 4" x 12' 2" ( 3.45m x 3.71m )

This room features a double glazed window to the rear aspect and a wall mounted radiator.

### **Bedroom Three**

9' 1" x 7' 5" ( 2.77m x 2.26m )

Featuring a double glazed window to the front aspect, a wall mounted radiator and a built in wardrobe.

### **Family Bathroom**

This modern white bathroom features two double glazed windows to the rear aspect, a bath, separate shower enclosure, wc and wash hand basin.

### **Frontage**

Enclosed with a low level brick wall with paved steps down to the front door.

### **Rear Garden**

Featuring a stylish re-designed, raised patio area which gives views over the trees to the rear and benefits from a toughened glass and steel balustrade with steps down to the lawn where you will find a garden shed and gated rear access to the parking area.



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**welcome to**

## **Balfour Road, Northampton**

- Refitted Kitchen
- Refitted Bathroom
- Beautiful Garden
- Parking to the rear
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN109105 - 0004

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