



Balmoral Road, Northampton NN2 6JZ

welcome to

Balmoral Road, Northampton

Located in the popular Kingsthorpe Hollow close to local shops and schools. A well presented, two bedroom home offering flexible accommodation over three floors with a generous rear garden. Viewing is a must.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, stairs leading down to basement, radiator and doors leading to all rooms.

Lounge/ Diner

23' 1" x 11' 9" (7.04m x 3.58m)

Double glazed Bay window to the front aspect, double glazed window to the rear aspect, two feature brick fireplaces, coving to ceiling and two radiators.

Kitchen

12' 4" x 8' 7" (3.76m x 2.62m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and gas hob with stainless steel cooker hood over, space for fridge/freezer, integrated dishwasher, radiator and double glazed window to the rear aspect.

Lower Ground Floor

Utility Room

12' 5" x 6' 2" (3.78m x 1.88m)

Base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer, radiator and double glazed window to the rear aspect.

Cellar/ Gym

10' 2" x 10' 1" (3.10m x 3.07m)

Door to cupboard housing utility meters, spotlights to ceiling and radiator.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

14' 1" x 10' 9" (4.29m x 3.28m)

Two double glazed windows to the front aspect, stoplights to ceiling and radiator.

Bedroom Two

12' x 9' 4" (3.66m x 2.84m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising corner shower with sliding doors and main shower over, wash hand basin, low level WC, partly tiled and double glazed obscured with to the rear aspect.

Externally

Rear Garden

Mainly laid to lawn and fully enclosed with brick walling and timber fencing.



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Balmoral Road, Northampton

- Three Floors
- Two Double Bedrooms
- Cellar and Utility Room
- Open Plan Living/Dining Room
- Double Glazing (where specified)

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN109204 - 0003

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