



63 QUEENS PARK PARADE NORTHAMPTON, NN2 6LP

£500,000
FREEHOLD

Stonhills are pleased to offer this well presented four bedroom semi detached house which has been extended by the current owner and which is located in this popular area with good access to the Train Station and local amenities. The accommodation comprises: Entrance hall, lounge, kitchen/dining room, family room, garden room, utility room, wc, cellar, bedroom one with ensuite and dressing room, three further bedrooms, shower room, LARGE rear garden, rear access to off road parking and garage with potential to convert into an office.

 **stonhills**
LAND & ESTATE AGENTS

BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex (2022)



| 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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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