55 Balmoral Road
Queens Park
NORTHAMPTON
NN2 6JY

£185,000









- **NO CHAIN**
- **TWO RECEPTION ROOMS**
- **DOUBLE GLAZING**
- **POPULAR LOCATION**
- **THREE BEDROOMS**
- **CELLAR**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: E**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Offering excellent potential, this generously proportioned three bedroom Victorian terrace is situated in the popular Queens Park area of Northampton.

The accommodation comprises an entrance hall, two separate reception rooms, the lounge featuring a bay window and open fireplace, a kitchen, and a ground floor wet room. To the first floor, there are three well sized bedrooms. Externally, the property benefits from gardens to both the front and rear. Additional features include gas radiator central heating, double glazing, and a useful cellar.

Ground Floor

Entrance Hall
Accessed via the main entrance door, stairs rising to the first floor landing and attractive wood panelling to dado rail height. Doors lead to the lounge and dining room.

Lounge
11'10" x 10'4" (3.61m x 3.15m)
Bay window to the front aspect, boasting an open fireplace with original tiled and timber surround. Additional features include picture rails, three radiators, and folding doors opening into the dining room.

Dining Room
12'4" x 11'5" (3.78m x 3.5m)
Overlooking the rear garden, this spacious room includes an original fitted cupboard, radiator, and door leading to the kitchen.

Kitchen
11'8" x 8'0" (3.56m x 2.45m)
Fitted with a one and a half bowl sink unit set into a range of base units with work surfaces over and tiled splashbacks. There are matching wall mounted cabinets, plumbing for a washing machine, space for a cooker, an integrated fridge/freezer, a radiator, and a door providing access to the cellar. Opens into the rear lobby.

Rear Lobby
Provides access to the rear garden and door to the wet room.

Wet Room
With a window to the side aspect, this room includes fully tiled walls to the shower area (half tiled elsewhere), a low level WC, pedestal wash hand basin, heated towel rail, and extractor fan.

Cellar
15'3" x 10'4" (4.65m x 3.15m)
A useful storage space with a separate area.

First Floor

Landing
Doors to;

Bedroom One
15'3" x 10'4" (4.65m x 3.15m)
A generous double bedroom with two windows to the front aspect, radiator, and fitted cupboard.

Bedroom Two
11'5" x 9'7" (3.5m x 2.93m)
A further double room with a window to the rear aspect, radiator, and fitted cupboard.

Bedroom Three
11'8" x 8'0" (3.56m x 2.45m)
Featuring windows to both the side and rear aspects, plus a radiator.

Externally

Front Garden
A low maintenance, wall enclosed garden with established shrubs.

Rear Garden
A good sized, fully enclosed garden comprising a patio area, lawn, and pathway.

Agents Notes
West Northamptonshire Council

Council Tax Band: B

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

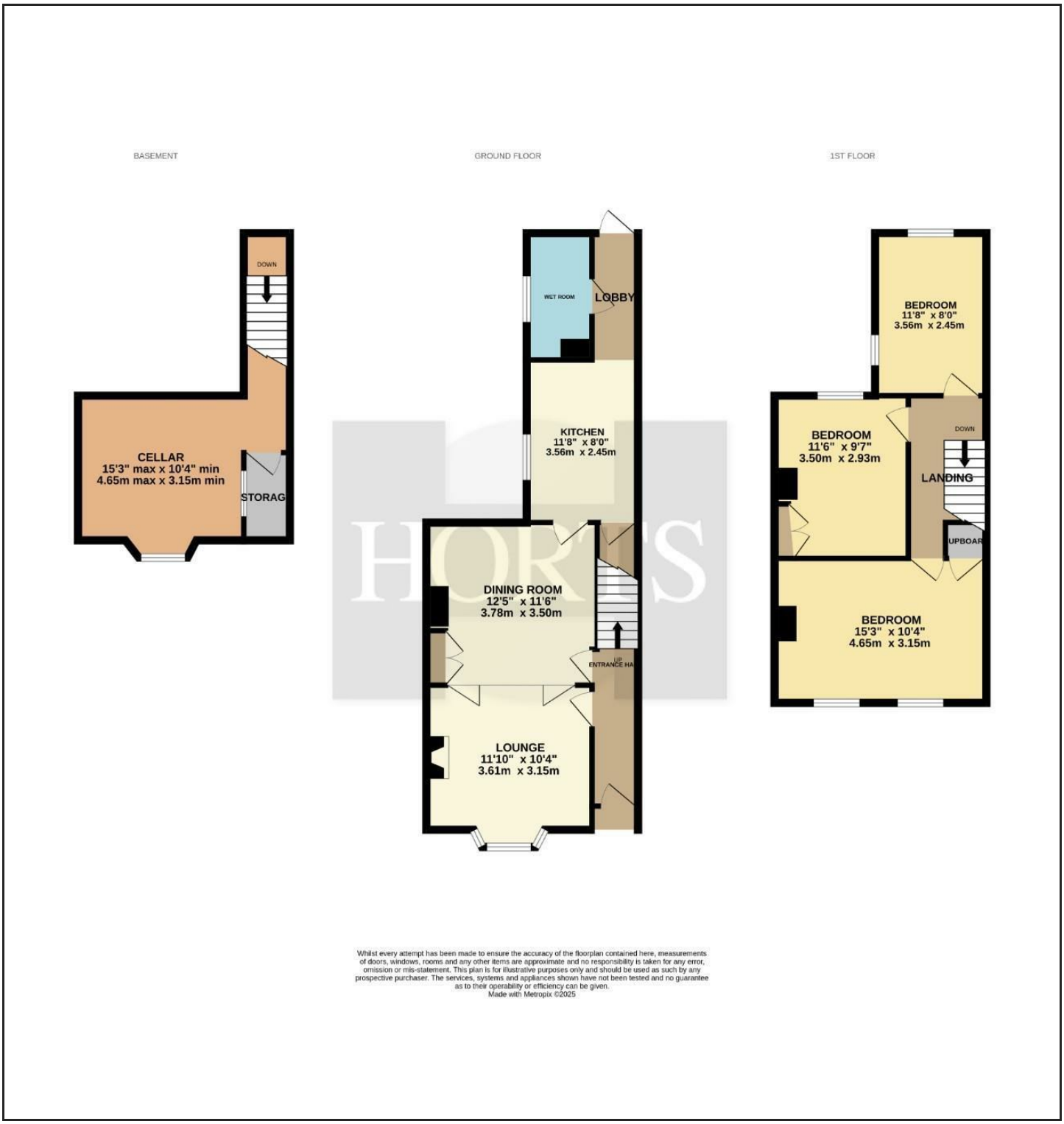
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

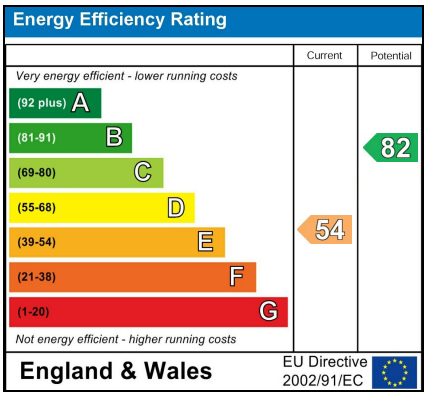


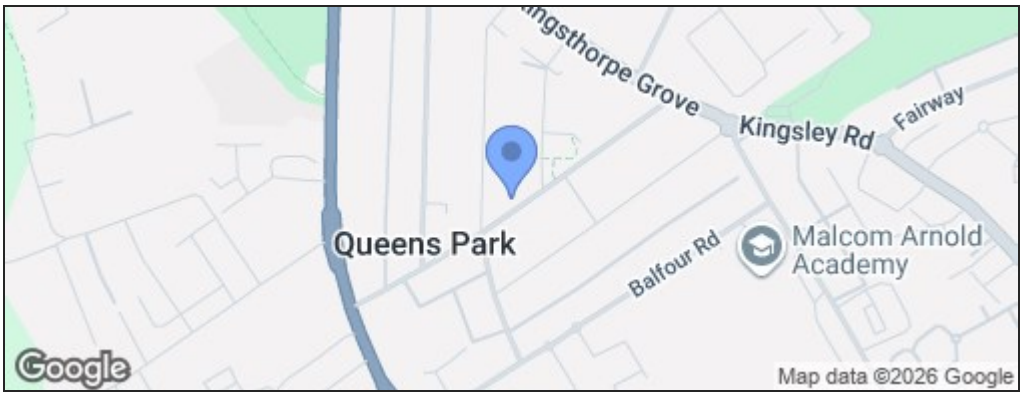












Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.