



36 Balmoral Close
Northampton, NN5 4WA



Derran Dooley
Partnered With
Simpsons
Property Experts



This charming two-bedroom semi-detached home in the sought-after Marina Gardens, NN5 is perfect for first-time buyers looking for a lovely property in a convenient location.

As you arrive, you are greeted by a tandem driveway with space for two cars. Step inside through the entrance hall, ideal for shoes and coats, and into the impressive 22ft open-plan lounge and kitchen/breakfast room. The kitchen is cleverly divided by a small island, creating a natural separation while keeping the space open and perfect for entertaining family and guests. A WC completes the ground floor.

Upstairs, there are two equal-sized double bedrooms, with the master benefitting from fitted wardrobe space. The family bathroom completes the first-floor accommodation.

Externally, the property features both front and rear gardens, with the rear offering a patio area leading to a mainly lawned garden and a shed for additional storage.

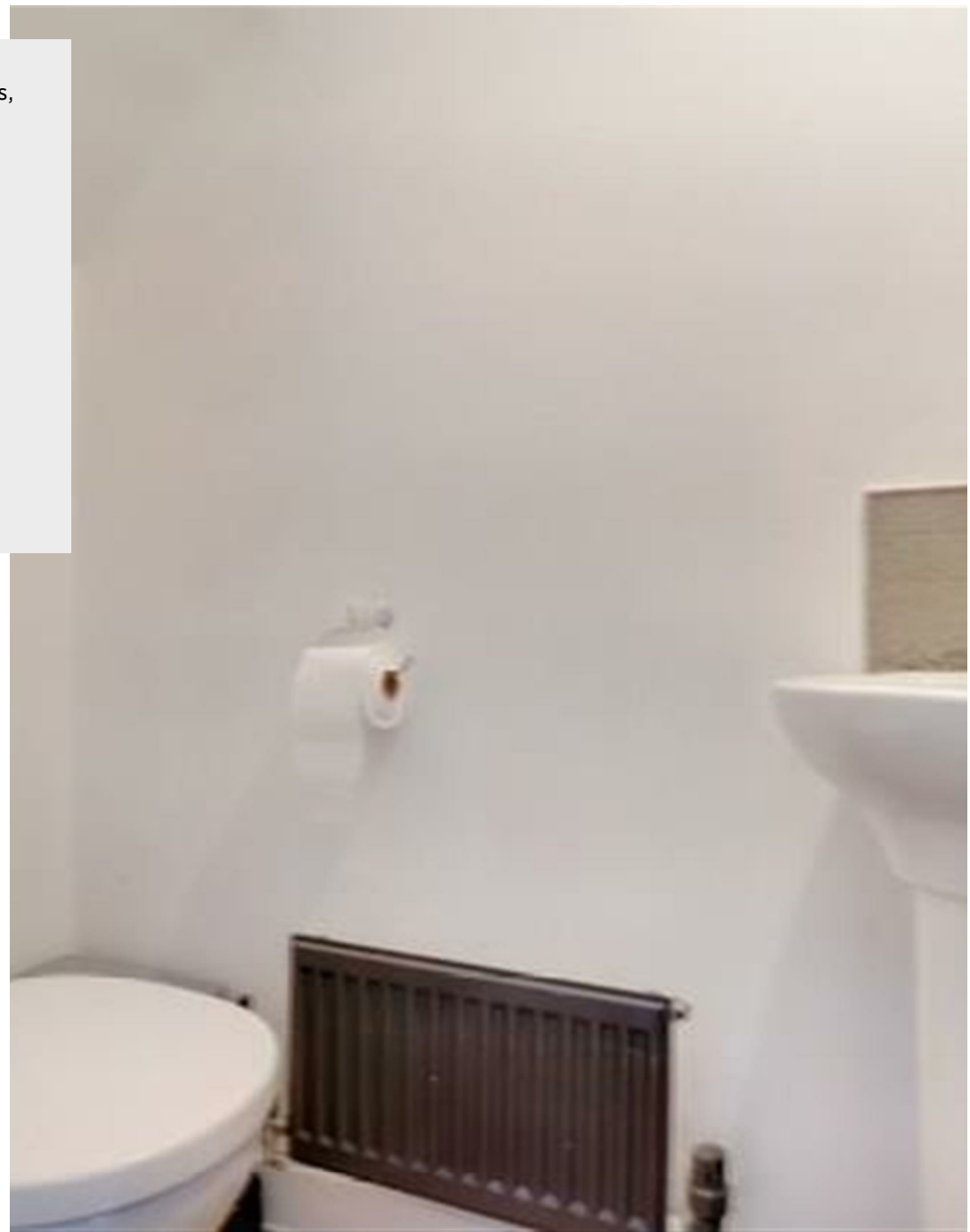
Situated in a lovely area with excellent road links to Northampton Town and the M1, this home is an ideal purchase for first-time buyers.

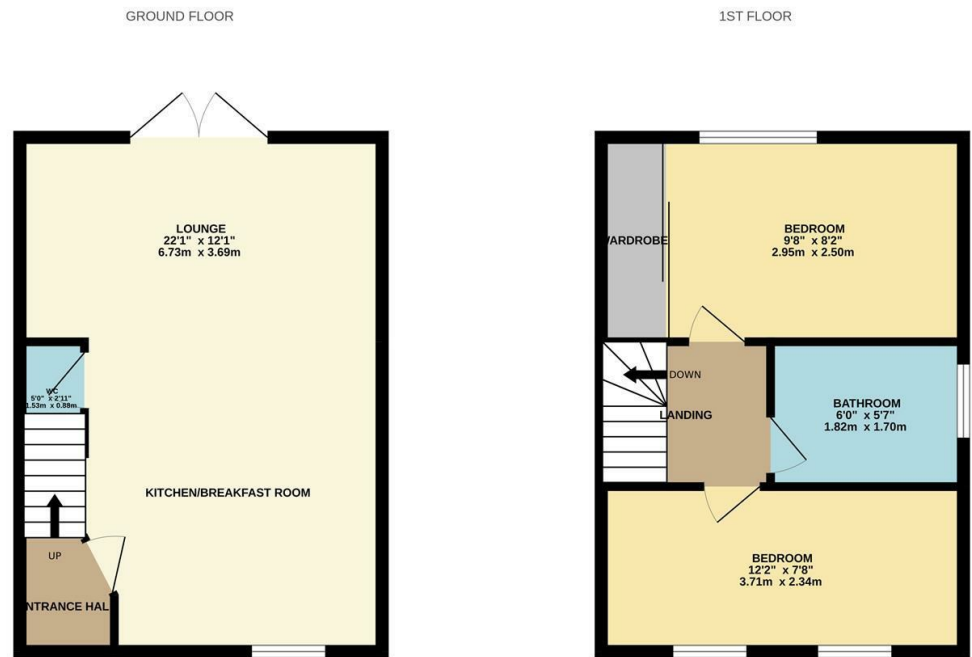
 2  1  1

Guide price £235,000

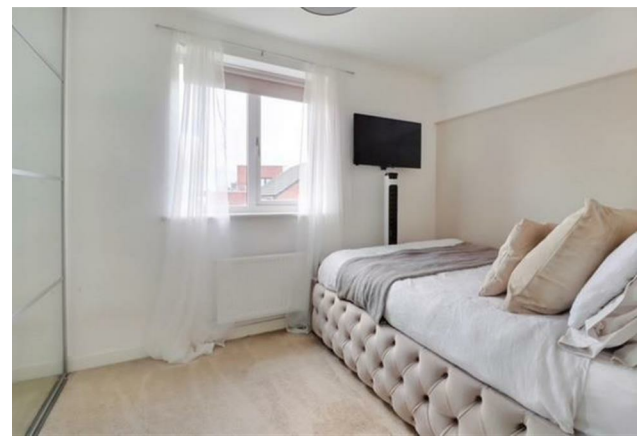
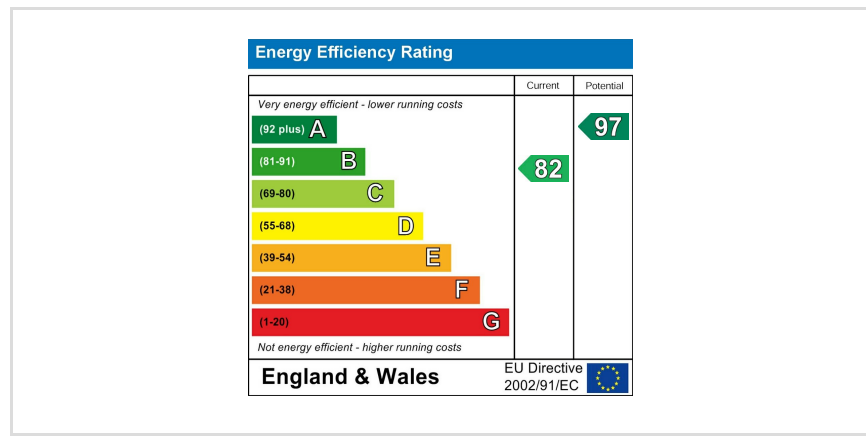
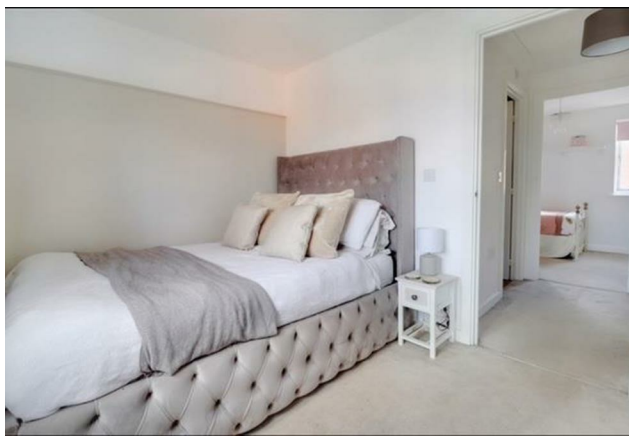


Situated in the desirable Marina Gardens area, the home is close to local schools, shops, and amenities, as well as Sixfields Stadium, Northampton Train Station, and the M1, making it perfectly placed for commuting and family life.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metropix C2025



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Derran Dooley
Partnered With

Simpsons
Property Experts



Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

