



Balfour Road

Queens Park, Northampton

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SALES & LETTINGS



Balfour Road

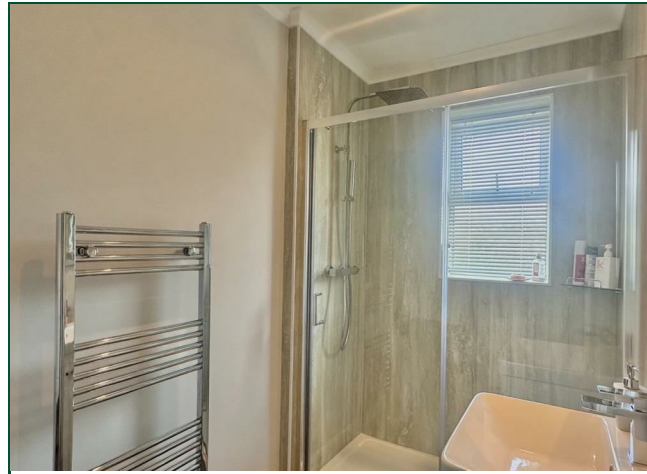
Queens Park
NN2 6JP

Price
£245,000

A well presented three double bedroom terraced family home located in the popular area of Queens Park. The property is within walking distance to Malcolm Arnold Academy, plenty of shopping facilities and a five minute drive to Northampton train station.

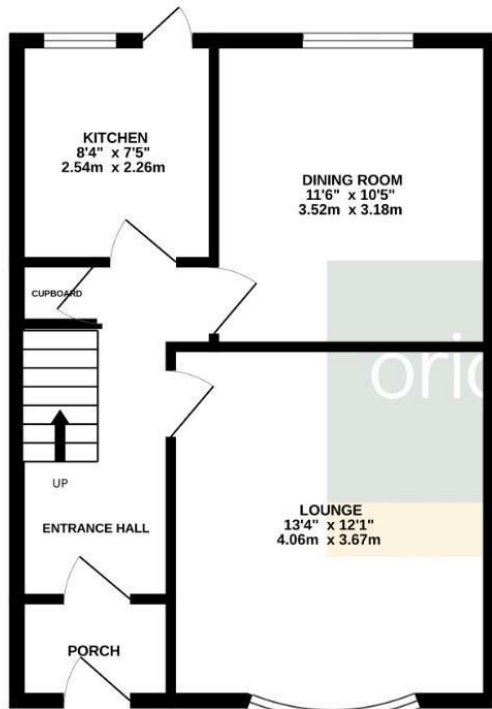
Accommodation comprises entrance hall, bay fronted sitting room, dining room and a kitchen with access to the rear garden. From the first floor landing is a refurbished family bathroom with large walk-in shower and separate WC. There are three double bedrooms with fitted wardrobes to bedrooms one and two. Outside is a large rear garden with patio area leading to lawn and rear access via a secure gate. To the front of the property is a small low maintenance garden with access to the main street. Further benefits include uPVC double glazing and gas radiator heating. (B/893/L)

- Three double bedroom terraced family home
- Bay fronted sitting room
- Refurbished shower room and separate WC
- uPVC double glazing and gas radiator heating
- Large rear garden with secure access
- Walking distance to local schools and shops

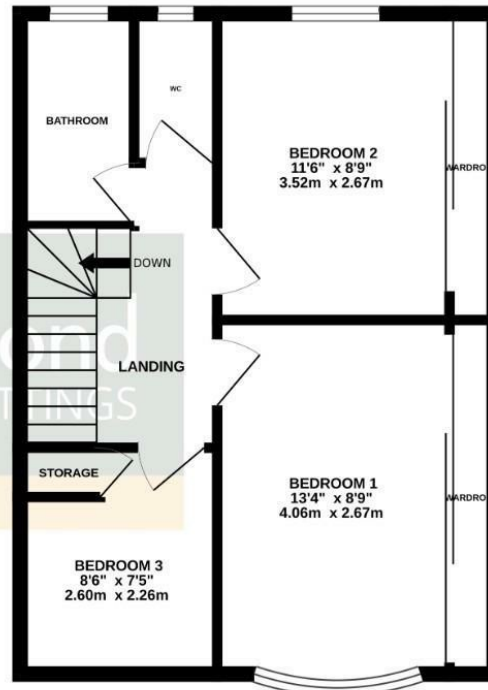




GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

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 illustrative 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.

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Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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