



### SERVICES

All main services are connected. Heating is via gas radiator system

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

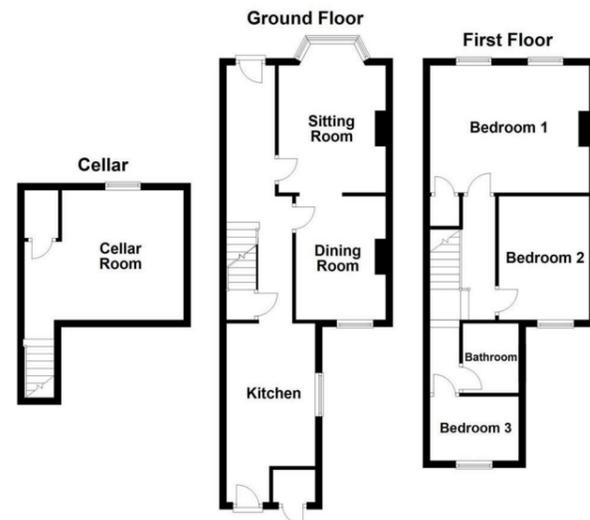
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

### HOW TO GET THERE

From Northampton town centre take the A508 Barrack Road in a northerly direction. At the traffic light intersection turn right into Balfour Road. Take the second turning on the left into Cranbrook Road and continue up to Balmoral Road and turn right. Edinburgh road is the first turning on the left and the property can be found towards the end of the road on the left hand side.

DOI/AK02032026/0294

## 61 Edinburgh Road, Northampton, NN2 6PH



Not to scale. For illustrative purposes only

## Asking Price £250,000 Freehold

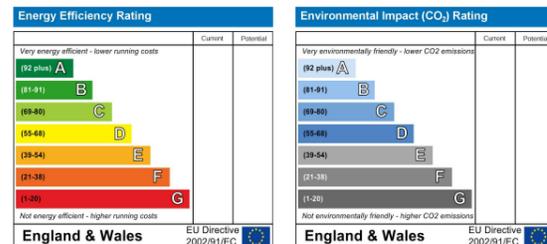
This attractive bay-fronted terraced home blends period charm with modern living, offering spacious and versatile accommodation ideal for a range of buyers.

The ground floor comprises a bright bay-fronted living room, a separate dining room perfect for entertaining, and a modern kitchen/breakfast room with integrated appliances. There is also a useful plastered and painted cellar room with radiator heating.

Upstairs, the property offers three bedrooms and a family bathroom.

Outside, the home benefits from a private, landscaped rear garden designed for low maintenance.

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## ACCOMMODATION

### ENTRANCE HALL

### DINING ROOM

11'5 x 8'4



### SITTING ROOM

11'9 x 9'11



### KITCHEN

13'2 x 8'2



### CELLAR ROOM

14'9 x 12'0



### FIRST FLOOR

### BEDROOM ONE

15'1 x 10'5



### BEDROOM TWO

11'4 x 9'5



### BEDROOM THREE

8'2 x 5'11



### BATHROOM

6'5 x 5'4



### OUTSIDE



### REAR GARDEN



For further information on viewing call 01604 230222