



61 Edinburgh Road, Queens Park, NN2 6PH

HOWKINS &  
HARRISON

61 Edinburgh Road,  
Queens Park, NN2 6PH

Guide Price: £240,000

A beautifully presented bay-fronted Victorian terrace in the popular Queens Park area. This spacious family home offers generous living accommodation, a practical cellar, and is within easy walking distance of ample local amenities including schools, shops, and parks.

#### Features

- Victorian terrace home
- Three bedrooms
- Fitted kitchen
- Spacious sitting room
- Separate dining room
- Useable cellar space
- Family bathroom
- Close to local amenities and parks



## Location

Queen's Park is a well-established residential area to the north of Northampton town centre. The neighbourhood offers a mix of period and modern homes, with local shops, schools, and amenities within easy reach.

The area is well connected, with good road links, local bus services, and easy access to Northampton Train Station, providing links to London, Birmingham, and other destinations. Nearby parks and green spaces add to the appeal, making it a practical choice for families, professionals, and commuters.



## Ground Floor

The property opens into a welcoming entrance hall, providing access to all main rooms and a staircase to the first floor. An understairs door leads down to a cellar, which has been adapted for flexible use. The spacious lounge features an open fireplace and a bay window that fills the room with natural light and overlooks the front of the property. The separate dining room has exposed wooden flooring and can be closed off with wooden sliding doors. It also includes a fitted alcove cupboard for additional storage. The kitchen is fitted with shaker-style wall and base units, with work surfaces incorporating a 1.5 stainless steel sink. It includes an electric oven, gas hob with extractor, space and plumbing for a washing machine, a freestanding fridge/freezer, and houses the gas-fired boiler. A small adjoining area provides space for coats and shoes, with a UPVC door leading to the rear garden.

## First Floor

There are three bedrooms, with both the master and second bedroom benefitting from built-in wardrobes. The family bathroom is fitted with a shower over the bath, WC, and wash basin.

## Outside

The rear courtyard garden is low-maintenance, featuring a paved patio and decorative gravel. It includes a useful storage shed and is fully enclosed with fence panelling.

## Viewing

Strictly by prior appointment via the agents. Tel -01604 823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Tel: 0300-1267000

Council Tax Band - B

EPC - TBC



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

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