

**61 Edinburgh Road
Queens Park
NORTHAMPTON
NN2 6PH**

£240,000



- **BAY FRONTED VICTORIAN TERRACE**
- **ORIGINAL VICTORIAN FEATURES**
- **DOUBLE GLAZING**
- **RADIATOR HEATING**
- **THREE BEDROOMS**
- **LOUNGE/DINER**
- **LINED USABLE CELLAR**
- **ENERGY PERFORMANCE RATING TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

A stylish, well presented and deceptively spacious, Victorian bay fronted home situated in Queens Park near to Kingsthorpe. Having been lovingly maintained and tastefully updated throughout, the property retains a wealth of original character features and modern convenience. The accommodation comprises: an entrance hall from the front through to the kitchen, a lounge, dining room, kitchen and a lobby/utility on the ground floor. To the first floor there are three bedrooms and a refitted family bathroom. In the basement there is a large dry and converted cellar with power and light connected and to the rear, the courtyard garden faces in a westerly direction, enjoying afternoon and evening sunshine. The property is within easy access of local shops, parks and amenities, and benefits include gas fired radiator heating and double glazing.

Ground Floor

Entrance Hall

Entered via a panelled door under a storm porch, radiator, stairs rising to the first floor landing, original Victorian coving, doors and steps leading down to the cellar, panelled doors to:

Lounge

12'5 x 11'9 (3.78m x 3.58m)

Double glazed bay window to the front elevation, radiator, television point, cast iron feature fireplace with a tiled hearth, original Victorian coving and picture rail, sliding doors open to the dining room. double glazed window to the garden, space for a dining table and chairs, coving, radiator, original built-in cupboards.

Dining Room

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to the garden, space for a dining table and chairs, coving, radiator, original built-in cupboards.

Kitchen

13'2 x 8'2 (4.01m x 2.49m)

Fitted with a range of wall and base level units with work surfaces over, inset stainless steel one and a half bowl sink drainer unit with a mixer tap over, space and plumbing for a washing machine and dishwasher, gas hob with an extractor hood over, electric oven, space for a fridge/freezer, double glazed window to the side elevation, radiator, tiled flooring, door to the rear garden.

Cellar Room

14'9" max x 9'8" (4.50m max x 2.97m)

Having been professionally lined this usable space has power, inset spot lighting, vinyl flooring, radiator and a storage cupboard.

First Floor

Landing

Loft access hatch, doors to the first floor rooms.

Bedroom One

Double glazed windows to the front elevation, radiator, original Victorian coving. cast iron fireplace, built-in storage cupboard.

Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to the rear elevation, radiator, built-in storage cupboards.

Bedroom Three

8'3 x 5'11 (2.51m x 1.80m)

Double glazed window to the rear elevation, radiator.

Bathroom

Refitted with a stylish modern white suite comprising: a panelled bath with a shower and screen over, wash basin and a low level W.C., tiled walls to splash back areas, vinyl flooring, heated towel rail, extractor fan.

Rear Garden

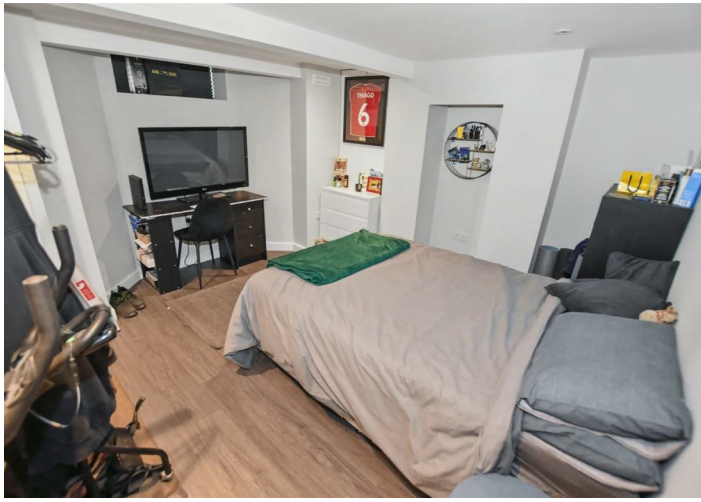
A courtyard style garden laid mainly to patio with ornamental flower beds, wall and fence enclosed, space for a garden shed.

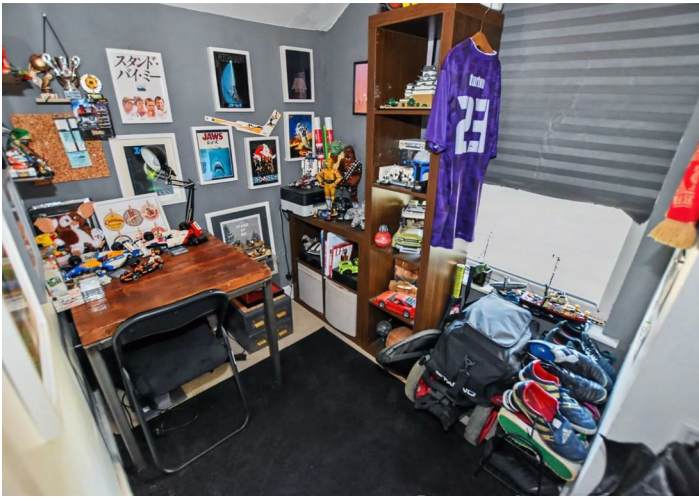
Agents Notes

Local Authority West Northants

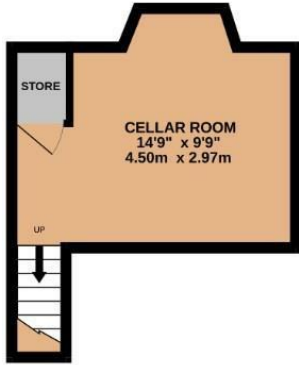
Council Tax Band B

EPC Rating TBC.

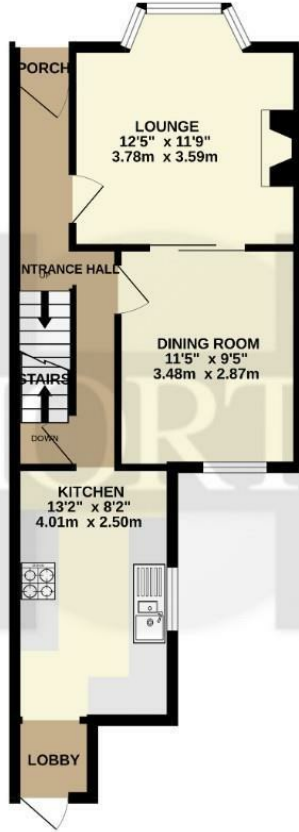




BASEMENT
181 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



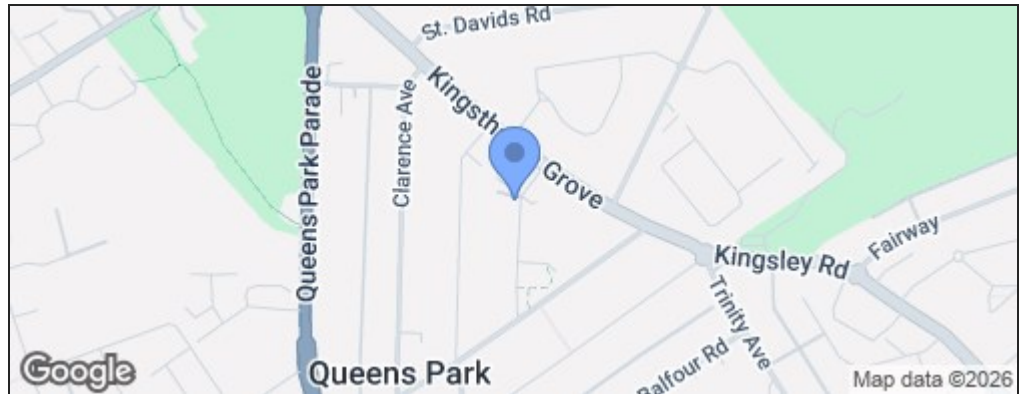
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.