

Make the right move!

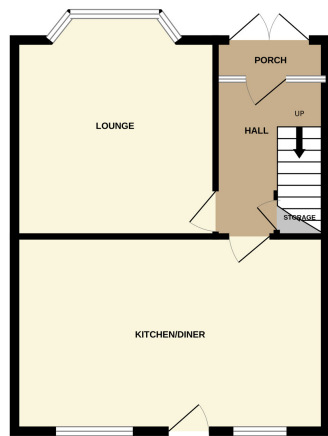


108 Balfour Road, Northampton. NN2 6JP.

£300,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this immaculately presented four bedroom, three storey house, situated in a popular residential street in Kingsthorpe Hollow. This lovely home offers great living space and accommodation throughout. There is plenty of storage with built in cupboards and wardrobes coupled with a single detached garage to the rear of the garden. Ideally located close to a wealth of amenities such as shops and supermarkets alike, with great transport links such as bus routes and Northampton train station. In Brief the accommodation comprises: Porch, hallway, lounge and kitchen/diner. Rising to the first floor: Landing three bedrooms and a family bathroom. Rising to the second floor is a large bedroom benefiting bi-folding doors looking over the rear garden and an en suite. Externally there is a large well maintained rear garden and a single garage with one car parking space in a secure gated rear road. Internal inspection is highly recommended to fully appreciate the size and location of this great house.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Porch

Entry via UPVC double glazed double doors. Door into:

Hallway

Radiator. Storage cupboard. Stairs leading to the first floor. Door into:

Lounge

13' 9" x 12' 5" (4.19m x 3.78m) UPVC double glazed bay window to the front aspect. Radiator. Feature fireplace.

Kitchen/Diner

19' 3" x 12' 0" (5.87m x 3.66m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink with mixer tap mounted over. Appliances include; Fitted electric oven. Fitted hob with extractor hood mounted over. space and plumbing for dishwasher and washing machine. Space for side by side fridge/freezer. Radiator. UPVC Double glazed windows to the rear aspect. UPVC double glazed door leading to the rear garden.

First Floor

Landing

Stairs leading to the second floor. Doors into:

Bedroom Two

14' 5" x 11' 5" (4.39m x 3.48m) UPVC double glazed bay window to the front aspect. Radiator. Built in wardrobes.

Bedroom Three

11' 5" x 9' 0" (3.48m x 2.74m) UPVC double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Four

9' 2" x 7' 7" (2.79m x 2.31m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobe.

Bathroom

8' 5" x 7' 5" (2.57m x 2.26m) Four piece suite comprising: Low flush Wc. Pedestal wash hand basin. Bath and a walk in shower. Tiled flooring. UPVC double glazed obscured window to the rear aspect.

Second Floor

Bedroom One

18' 8" x 17' 10" (5.69m x 5.44m) Two double glazed Velux windows to the front aspect. UPVC double glazed bi fold doors overlooking the rear garden. Upright double radiator. Two large wardrobes. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Walk in shower cubicle with rainfall shower head. Heated towel rail. Obscured UPVC double glazed window to the rear aspect.

Externally

Rear Garden

Large rear garden with a patio area with steps leading down to a large lawn area with a pathway leading the rear of the garden with a further patio area and a detached garage. Timber gate leading to a secure gated rear access.

Garage

One car parking space in front of the garage leading to an up and over door.

