



# Stanhope Road

Queens Park, Northampton

oriordanbond  
SALES & LETTINGS





## Stanhope Road

Queens Park  
NN2 6JX

Price  
£239,995

**An extremely well presented three bedroom terraced property located in the popular area of Queens Park. The property is within walking distance to Malcolm Arnold School, ample shops and Northampton train station.**

Accommodation comprises entrance hall, sitting room open to dining room with multi fuel wood burning stove and wood flooring, separate kitchen with fitted appliances and rear access to the garden. From the first floor landing are two spacious double bedrooms and a re-fitted family bathroom with Burlington roll top bath, WC and twin sinks. The cellar has been converted and offers a spacious third bedroom/playroom, separate shower room and utility area. Outside is a large enclosed rear garden with patio area leading to lawn, a vegetable patch, outdoor storage unit with power and lighting and an outside WC. Further benefits include gas radiator heating and uPVC double glazing. (B/999/L)

- Three bedroom terraced family home
- Sitting room open to dining room
- Kitchen with fitted appliances
- Fully converted cellar
- Shower room and family bathroom
- Large enclosed rear garden











### 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.

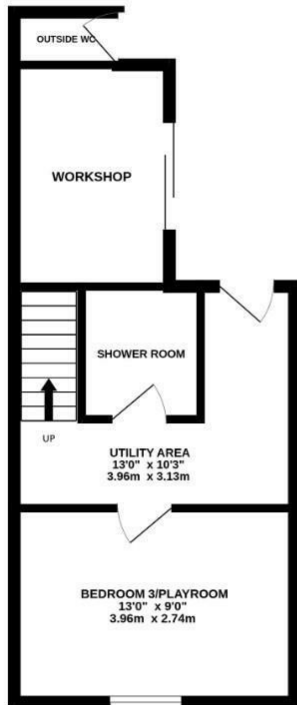
**O'Riordan Bond Kingsthorpe Sales**

**01604 722007**

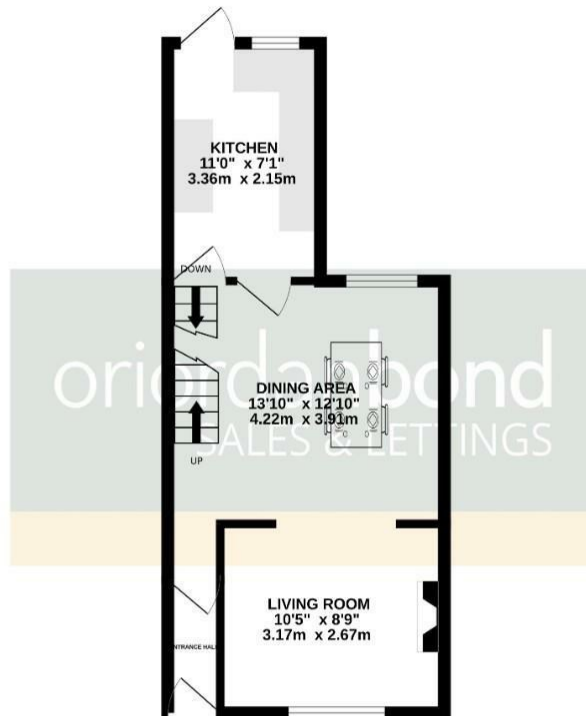
kingsthorpe@oriordanbond.co.uk



**BASEMENT**  
335 sq.ft. (31.2 sq.m.) approx.



**GROUND FLOOR**  
331 sq.ft. (30.7 sq.m.) approx.



**1ST FLOOR**  
333 sq.ft. (30.9 sq.m.) approx.



**TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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