



# Balfour Road

Queens Park, Northampton

oriordanbond  
SALES & LETTINGS





## Balfour Road

Queens Park  
NN2 6JP

Price  
£300,000

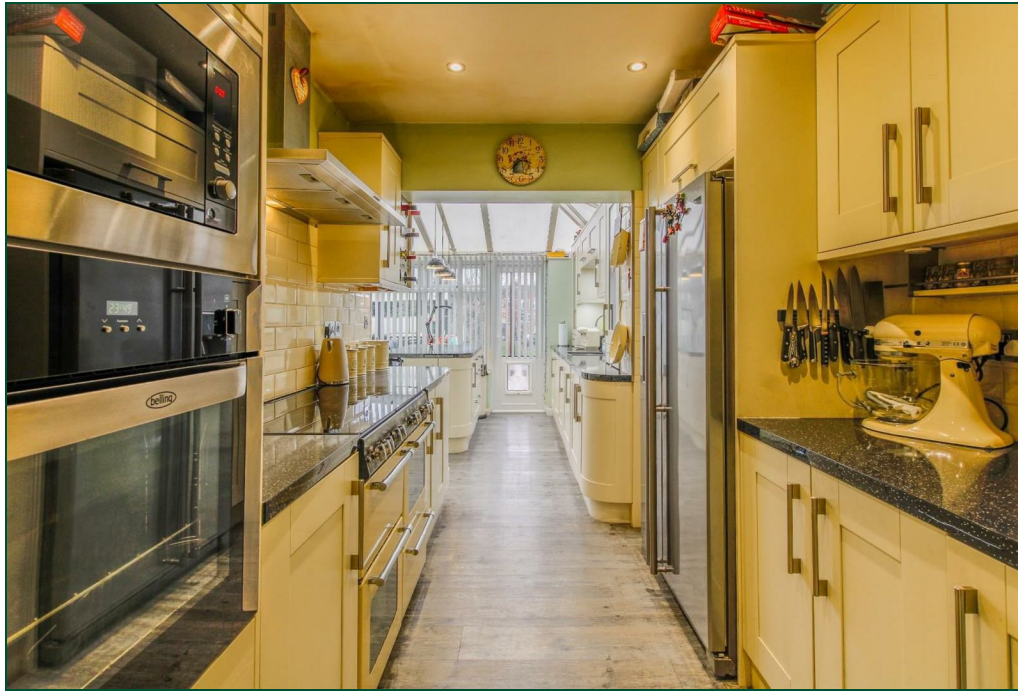
**An extended and improved double bay fronted three bedroom terraced property located on the popular Balfour Road in Northampton. The property is within walking distance to local schools, shops and Northampton train station.**

Accommodation comprises entrance hall, bay fronted sitting room with built-in media wall and an extended kitchen/breakfast room with built-in appliances leading to a separate reception/dining room. From the first floor landing are three spacious bedrooms with fitted storage cupboards serviced by a large four-piece family bathroom. There is also access to a boarded loft. Outside is a large rear garden, designed carefully by the current owners, offering a large decking/entertaining area which descends to a large carport with gated access via a rear service road. To the front of the property is a low maintenance garden with bespoke iron fence and secure gate. Further benefits include uPVC double glazing and gas radiator heating. (B/1004/L)

- Extended and improved three bedroom family home
- Two reception rooms
- Extended kitchen/breakfast room with built-in appliances
- Gas radiator heating
- Large rear garden
- Large carport with gated access via a rear service road

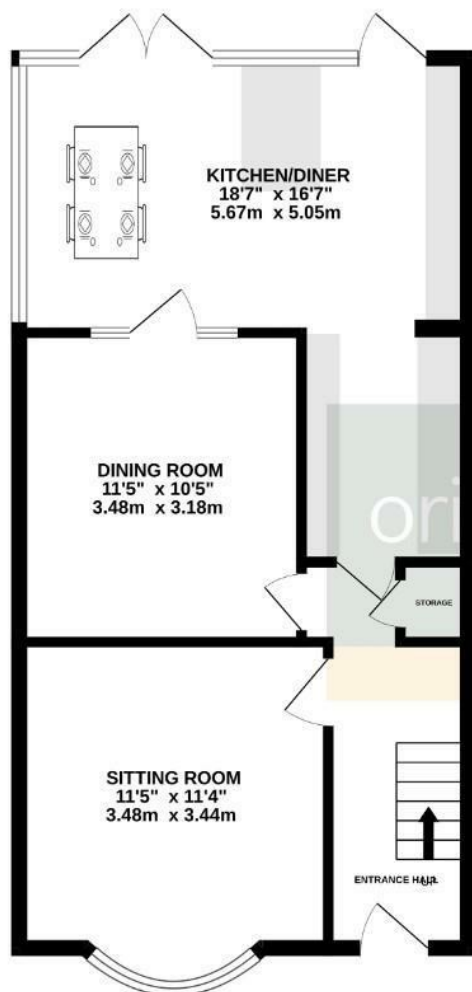




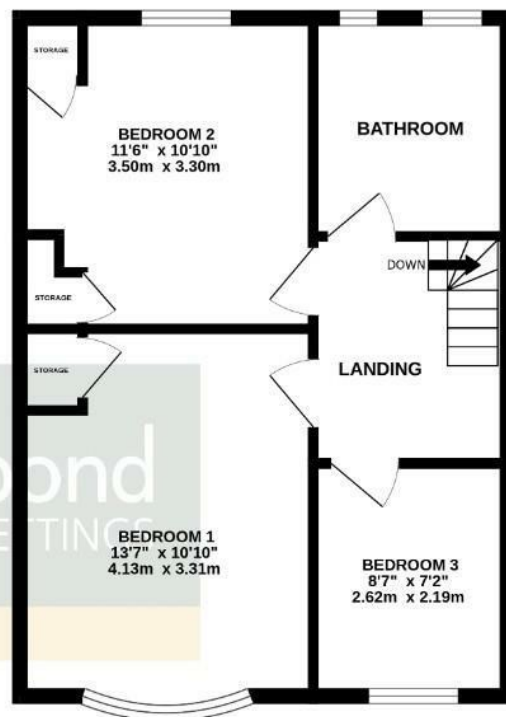




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating:

#### 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

