



# Balmoral Road

Queens Park, Northampton

oriordanbond  
SALES & LETTINGS



## Balmoral Road

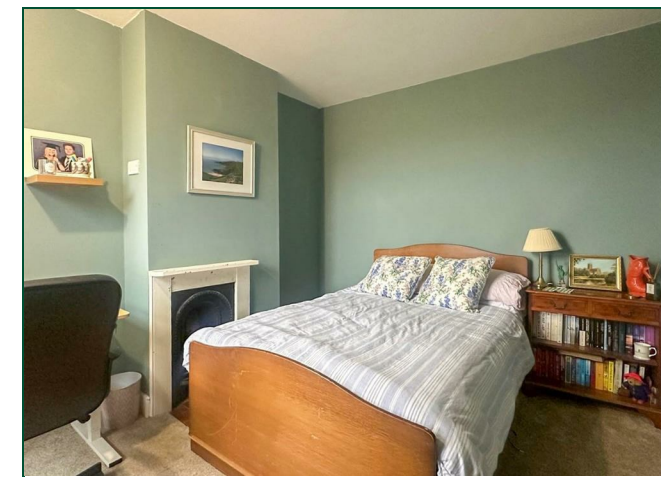
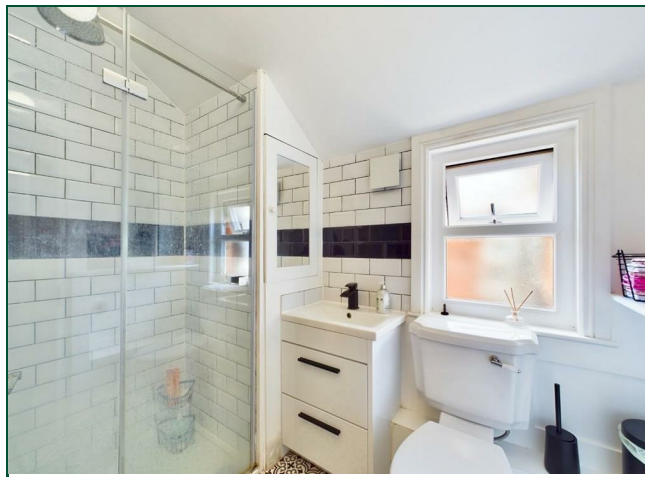
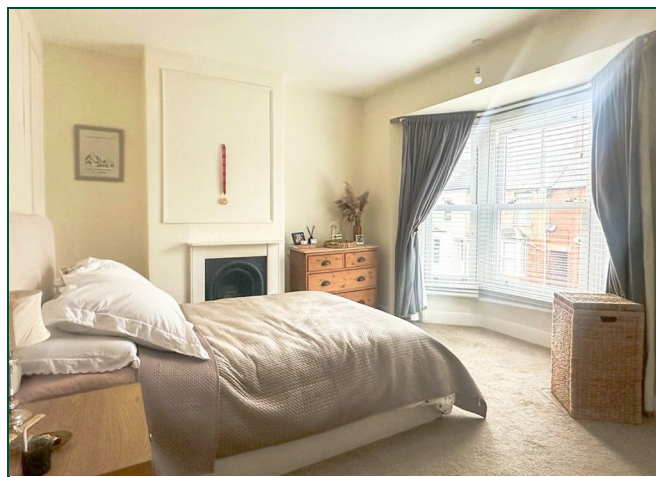
Queens Park  
NN2 6JZ

Offers Over  
£250,000

O'Riordan Bond is pleased to offer to the market this three bedroom double bay fronted terraced property located in the popular area of Queens Park in Northampton. The property is situated within walking distance to local schools, shopping facilities and Northampton train station.

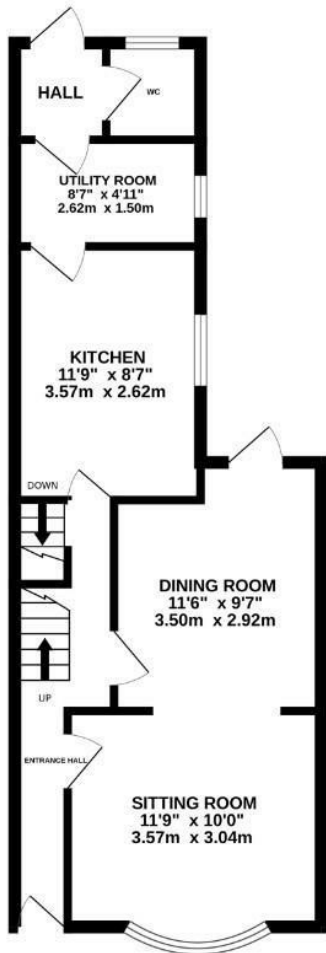
Accommodation comprises entrance hall, sitting room open plan to dining room with feature fireplace, kitchen, utility room and cloakroom/WC. From the first floor landing are three double bedrooms and a fully tiled family shower room. Outside is a large enclosed rear garden with new decked area leading to laid to lawn. Further benefits include a large cellar, uPVC double glazing and gas radiator heating. (B/1055/L)

- Three bedroom double bay fronted terraced property
- Open plan reception rooms
- Kitchen with utility room
- Large cellar
- Gas radiator heating
- Large enclosed rear garden

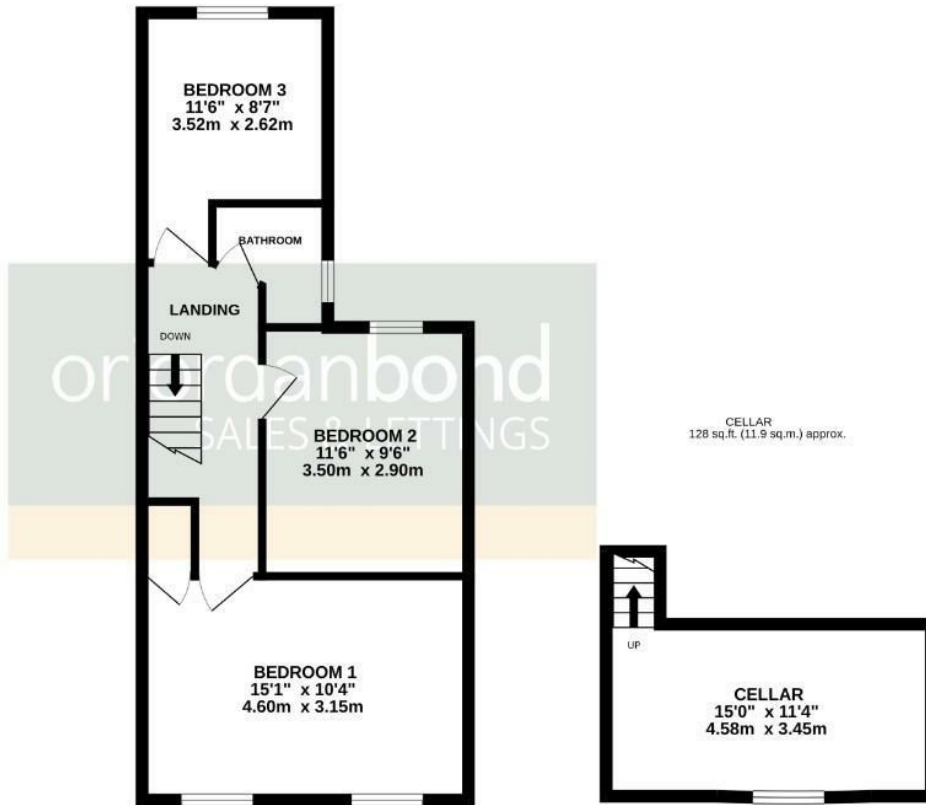




1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR  
454 sq.ft. (42.2 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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### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: E

### 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.

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