



# Balmoral Close

St. Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS



## Balmoral Close

St. Crispin

NN5 4WA

PRICE £240,000

Presented to an immaculate standard throughout and located within the ever popular Marina Park development within St. Crispin is this two bedroom semi-detached house. Making an ideal purchase for first time buyers, the property is conveniently located close to local schools and shops.

Accommodation comprises entrance hall, open plan living room/kitchen, cloakroom/WC, two first floor double bedrooms both with fitted wardrobes and a family bathroom. Outside, to the rear of the property is a low maintenance garden with patio area, raised decking area and artificial lawn. To the side of the property is a tandem driveway for two cars. Further benefits include gas radiator heating and uPVC double glazing. (B/538/M)

### Additional information

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

### 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 Duston Sales

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GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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