74 Balmoral Close
St Crispins
NORTHAMPTON
NN5 4WA

Offers Over £250,000

- **NO CHAIN**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN/DINER**
- **AMPLE PARKING**
- **TWO BEDROOMS**
- **LOUNGE**
- **BATHROOM**
- **ENERGY EFFICIENCY RATING B**

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Offered with NO CHAIN is this well presented two bedroom semi detached home, ideally situated in this highly sought after location. The property offers well proportioned accommodation throughout, comprising entrance hall, cloakroom/WC, spacious lounge, modern kitchen/diner, two bedrooms, and a family bathroom. Outside, the property benefits from gardens to both the front and rear together with a driveway providing ample off road parking.

Ground Floor

Entrance Hall
Accessed via the front door, with stairs rising to the first floor, radiator, and doors to:

Cloakroom/WC
With window to the front aspect, fitted with a white suite comprising low-level WC and wash hand basin with tiled splashbacks. Radiator.

Lounge
15'2" x 9'5" (4.62m x 2.87m) A bright reception room with window to the front aspect, radiator, TV point, under stairs storage cupboard, and door leading through to the kitchen/diner.

Kitchen/Diner
12'9" x 8'1" (3.89m x 2.47m) Fitted with a modern range of base and wall units with work surfaces over, incorporating a one and a half bowl sink unit. Built in oven and hob with extractor hood over, plumbing for washing machine. Radiator. Window to the rear aspect and double doors opening onto the patio area and garden.

First Floor

Landing
With loft access part boarded with loft ladder and doors to:

Bedroom One
12'9" x 8'6" (3.89m x 2.58m) A generous double bedroom with two windows to the front aspect and radiator.

Bedroom Two
12'9" x 8'2" (3.89m x 2.49m) Second double bedroom with window to the rear aspect, radiator, and fitted wardrobes.

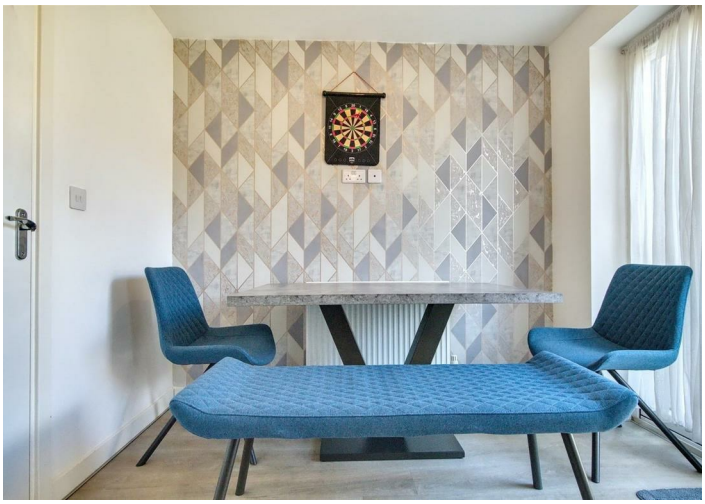
Bathroom
Appointed with a modern white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Window to the side aspect, extractor fan, and radiator.

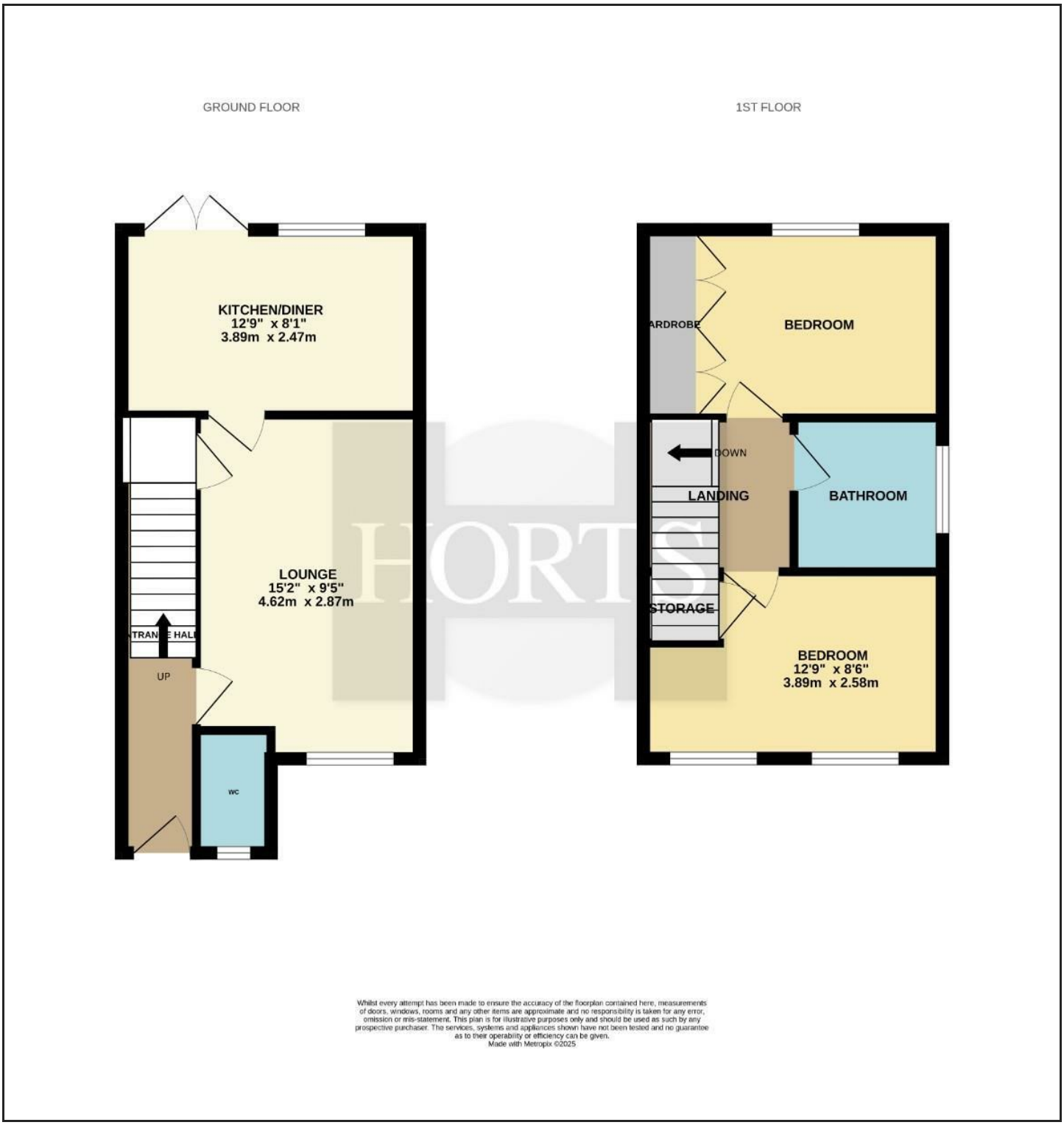
Externally

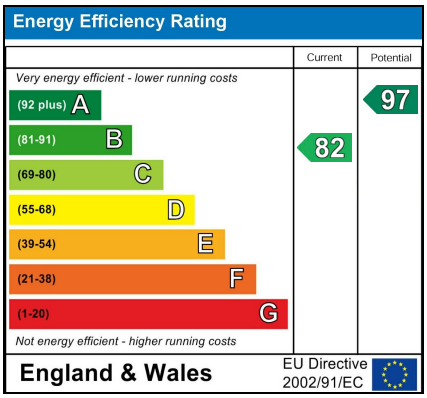
Front
Open plan garden, mainly laid to lawn, with driveway providing ample off road parking.

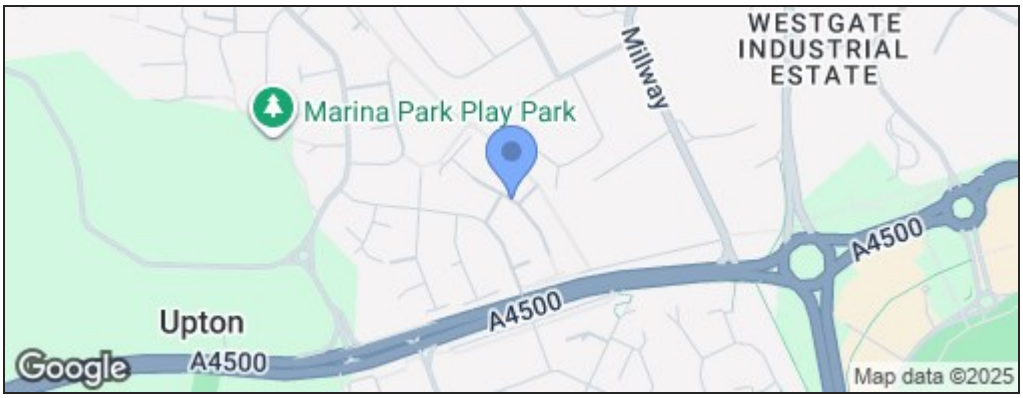
Rear Garden
A fully enclosed good sized garden with lawn and patio area, decked area, timber shed and gated side access.

Agents Notes
West Northamptonshire Council
Council Tax Band: B









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