



# Moreton Way

Kingsthorpe, Northampton

oriordanbond  
SALES & LETTINGS



## Moreton Way

Kingsthorpe  
NN2 8PD

Guide Price  
£260,000

**An extended three bedroom semi-detached family home, located in a quiet cul-de-sac, in this popular part of Kingsthorpe. The property is within walking distance to local shops, doctors and a short walk to local schools.**

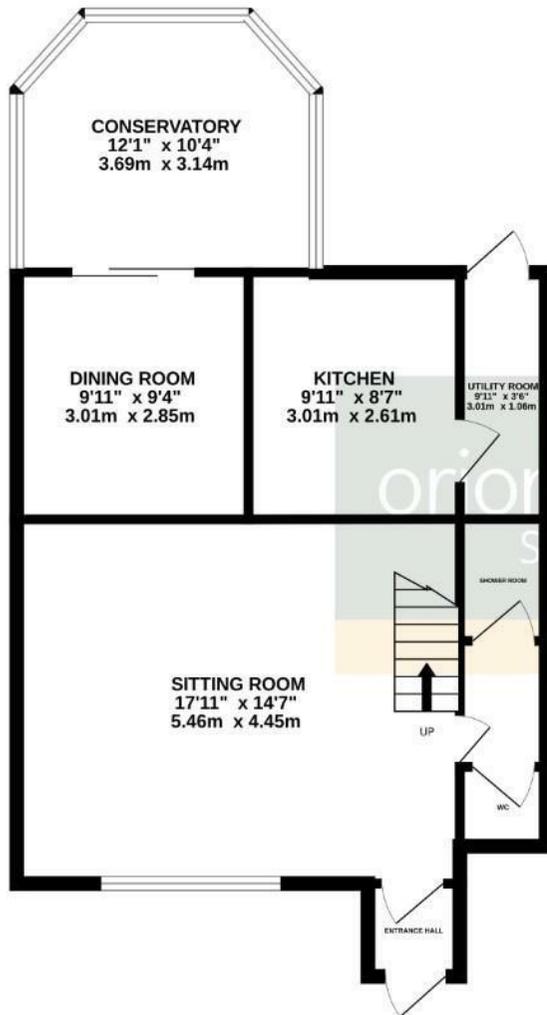
The accommodation comprises entrance hall, downstairs shower room/WC, sitting room open to plan to dining room open to kitchen with utility room off, a conservatory, first floor landing, two double bedrooms, good size third bedroom and a family bathroom. Outside is a private low maintenance rear garden with patio area. To the front is a low maintenance gravelled garden with brick retaining wall and pathway leading to the entrance. Further benefits include uPVC double glazing, gas radiator heating and a single garage located in a nearby block. (B/1080/M)

- Extended three bedroom semi-detached home
- Two reception rooms
- Conservatory
- Gas radiator heating
- Low maintenance landscaped rear garden
- Garage in nearby block

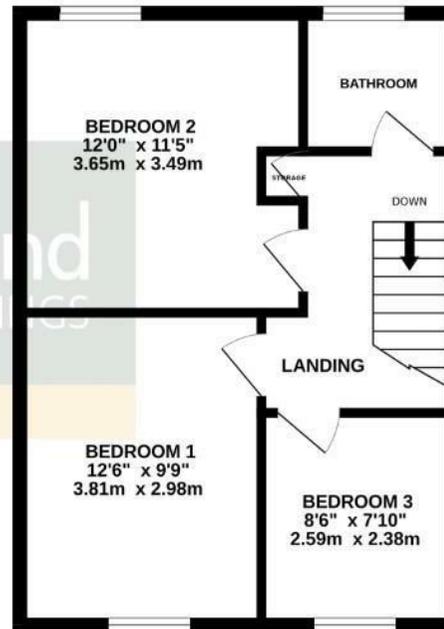




GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

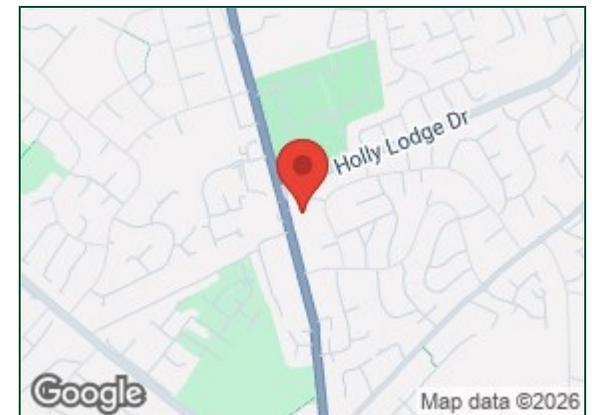


1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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: C
- 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.

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