



# Spinney Hill Road

Parklands, Northampton

oriordanbond  
SALES & LETTINGS



# Spinney Hill Road

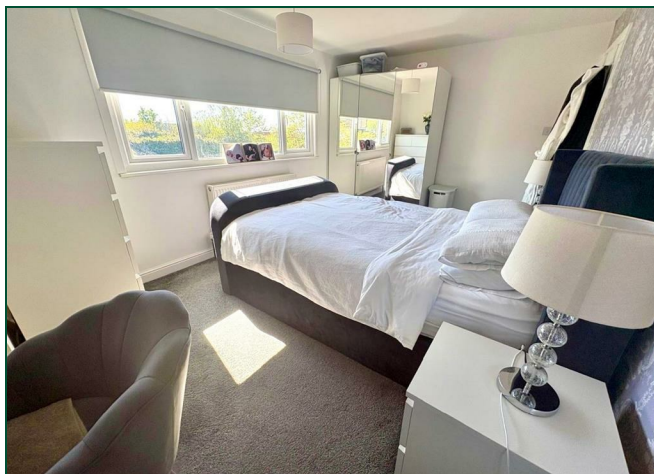
Parklands  
NN3 6DP

Guide Price  
£255,000

**Offered for sale is this superbly presented two bedroom semi-detached home (formerly three bedrooms), situated in this sought after position within Parklands, close to local amenities and Northampton School for Girls.**

The property has been fully refurbished by the current owners and has accommodation comprising entrance hall with wood panelled feature in hallway and landing, spacious sitting room with bay window and hard wood flooring, re-fitted kitchen/dining room with integrated appliances and re-fitted bathroom suite to the ground floor. The first floor offers two double bedrooms with a re-fitted en-suite shower room to the master bedroom. Outside is a large block paved driveway providing off road parking for several cars, secure carport leading to a detached garage with a private rear garden with patio area for entertaining. Further benefits include uPVC double glazing and gas radiator heating. (A/753/M)

- Two double bedroom semi-detached home
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen and family bathroom
- Gas radiator heating
- Private rear garden





GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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: 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.

**O'Riordan Bond Parklands Sales**

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