



# Highlands Avenue

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS



# Highlands Avenue

Spinney Hill  
NN3 6BG

Price  
£229,950

Offered for sale with no onward chain is this nicely presented two bedroom home, situated in this sought after position within Spinney Hill, close to local amenities and Northampton School for Girls.

The accommodation comprises entrance porch, entrance hall, sitting room with bay window and feature fireplace, spacious kitchen/dining room with integrated appliances, a breakfast bar, French doors to the garden and an extended utility to the ground floor. The first floor offers two large double bedrooms with built-in wardrobes to bedroom two and a family bathroom suite with shower over the bath. Outside is an enclosed front garden and a very large private rear garden with patio areas for entertaining and double garage to the rear accessed via a private service road. Further benefits include uPVC double glazing and gas radiator heating serviced via a combination boiler. (A/858/L)

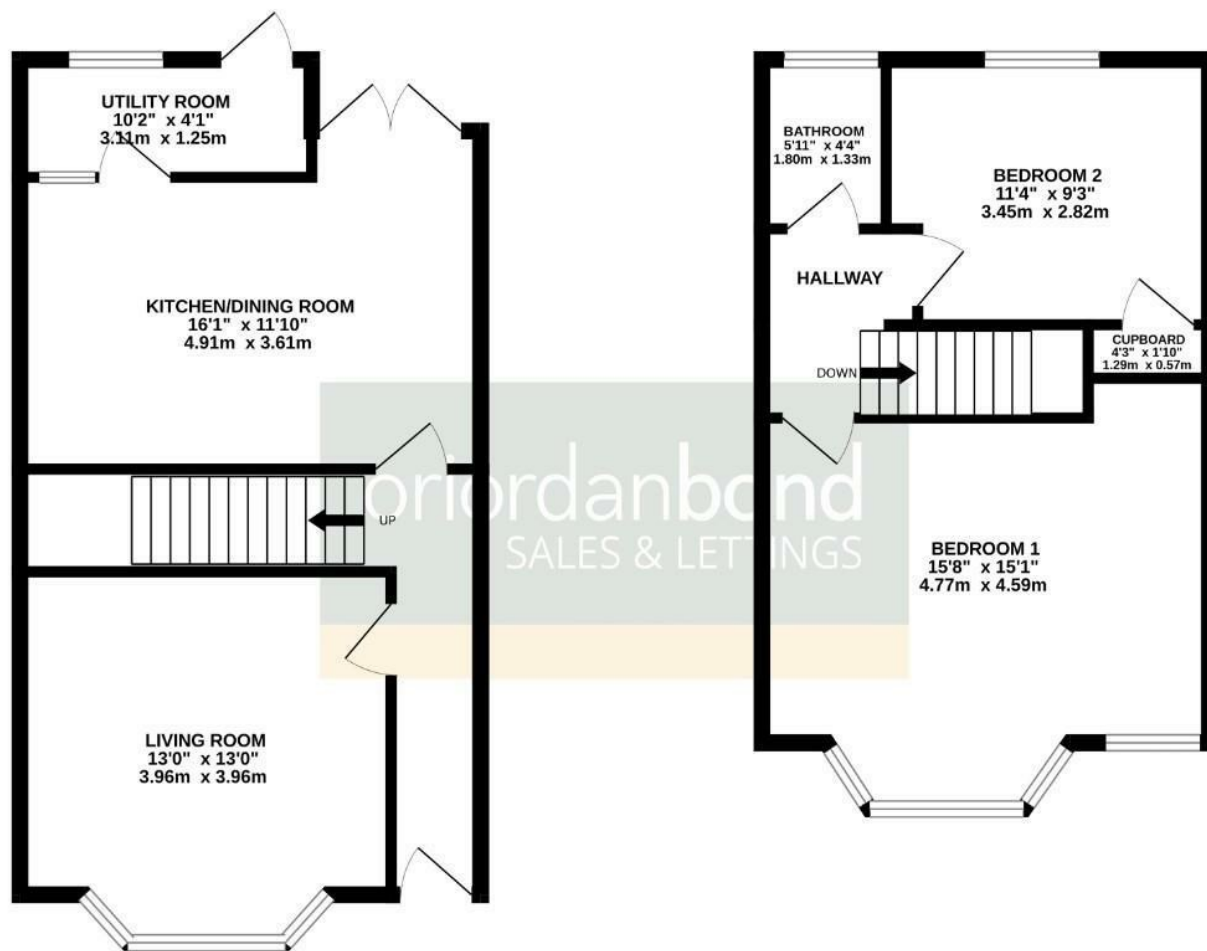
- Two bedroom terraced family home
- Kitchen/dining room with integrated appliances
- Gas radiator heating
- Large rear garden
- Double garage
- No onward chain





GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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: C

#### 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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