Aintree Road

Parklands, Northampton

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SALES & LETTINGS

Aintree Road

Parklands
NN3 6EA

Guide Price
£245,000

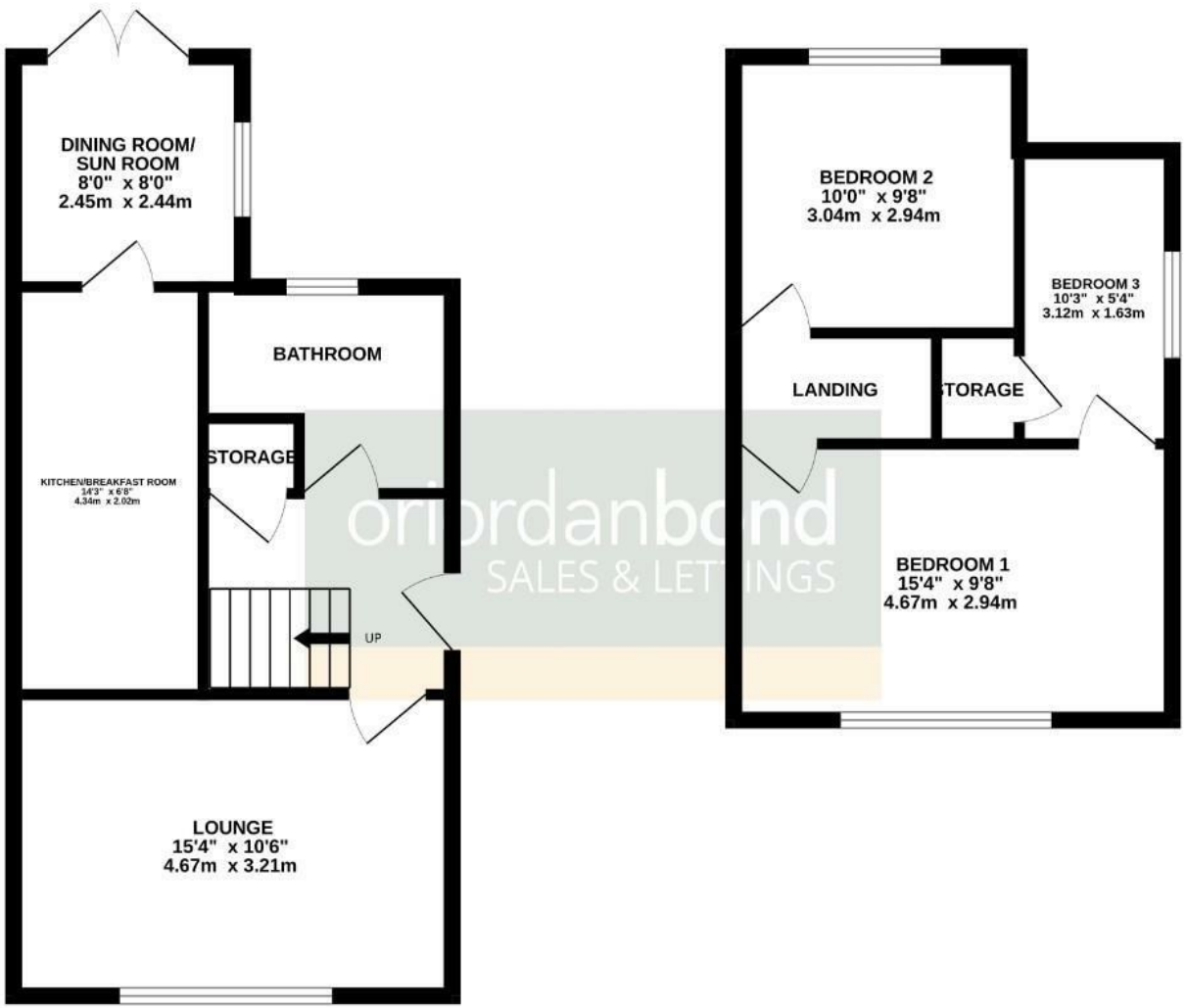
Offered for sale is this nicely presented and extended two bedroom semi-detached home, situated in this sought after position within Parklands, close to local amenities and Northampton School for Girls.

The accommodation comprises entrance hall, sitting room with bay window, spacious kitchen leading to an extended sunroom/dining area and a re-fitted bathroom with separate shower cubicle to the ground floor. The first floor has two double bedrooms and a further study/bedroom three. Outside is a front garden with large driveway providing off road parking leading to a garage. There is secure side access leading to a private rear garden with patio area for entertaining and a covered seating area. Further benefits include gas radiator heating with recently installed combination boiler and uPVC double glazing. (B/781/M)

- Two/three bedroom semi-detached home
- Spacious kitchen
- Extended sunroom/dining area
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage

GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.

O'Riordan Bond Parklands Sales
01604 639007
parklands@oriordanbond.co.uk

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