



# Ennerdale Road

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS





# Ennerdale Road

Spinney Hill  
NN3 6BU

Guide Price  
£230,000

O'Riordan Bond is pleased to offer for sale this extended and refurbished two bedroom semi-detached bungalow, situated on this highly sought road within Spinney Hill, close to lots of local amenities and good schooling.

The property sits in a quiet corner plot and is offered for sale with accommodation comprising entrance hall, sitting room, extended kitchen/dining room with integrated appliances, two double bedrooms and a re-fitted shower room. Outside is hard standing to the front offering potential for off road parking (STPP) and a private rear garden with entertaining patio, two summerhouses, garage store and secure side access. Further benefits include gas radiator heating via a serviced combination boiler and uPVC double glazing. (A/557/M)

- Extended and refurbished two bedroom semi-detached bungalow
- Extended kitchen/dining room with integrated appliances
- Re-fitted shower room
- Gas radiator heating
- uPVC double glazing
- Private rear garden withn two summerhouses

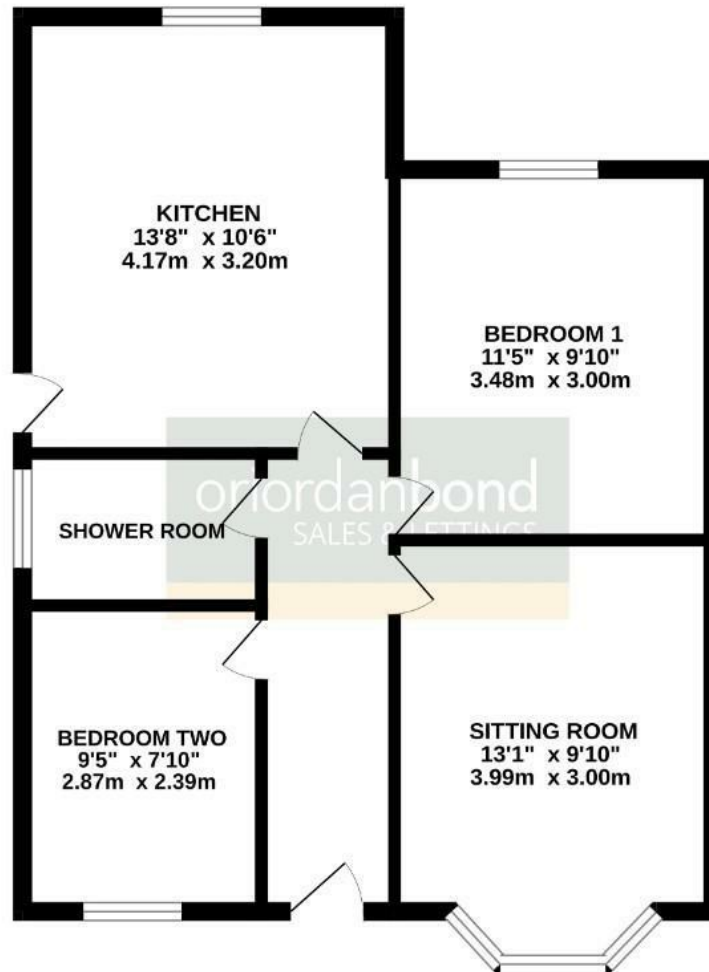








GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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:

#### 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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