



**Ennerdale Road**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS



# Ennerdale Road

Spinney Hill  
NN3 6BD

Guide Price  
£315,000

**An extended and nicely presented 1930's three bedroom semi-detached family home, positioned in this sought location, close to lots of local amenities and good local schooling to include Northampton School For Girls.**

The accommodation comprises entrance porch, entrance hall, sitting room with wood burning stove and French doors to a dining room with feature chimney breast, extended kitchen/breakfast room with range cooker, spotlights, patio doors to the garden and a re-fitted cloakroom/WC. The first floor offers three good size bedrooms and a re-fitted shower room. Outside is a walled garden to the front and a large rear garden with two large private patios for entertaining, a large shed with power and light and secure side access. Further benefits include uPVC double glazing, gas radiator heating with serviced combination boiler, period features and available with a complete chain. (A/980/L)

- Extended three bedroom semi-detached home
- Two reception rooms
- Extended kitchen/breakfast room
- Re-fitted shower room
- Gas radiator heating
- Large rear garden

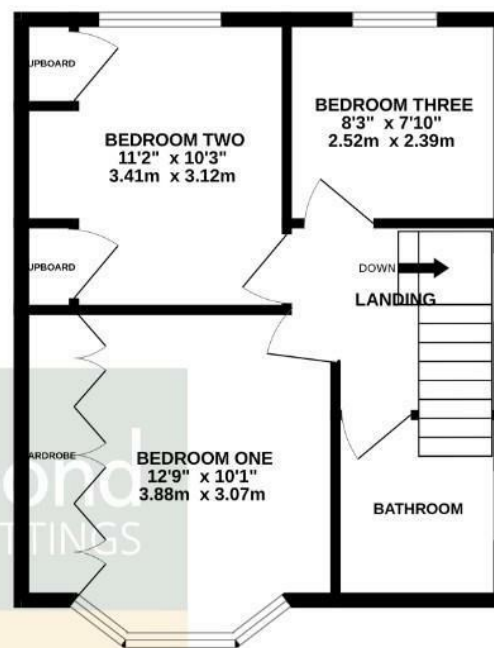




GROUND FLOOR

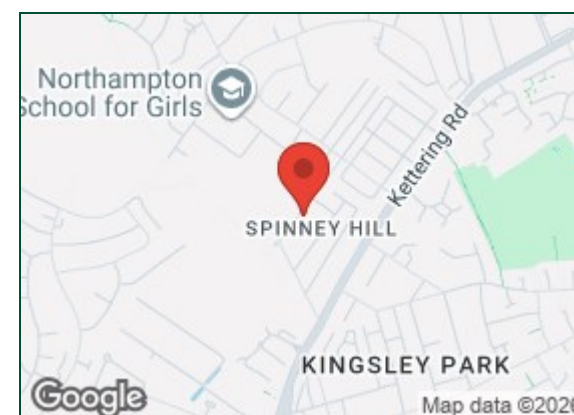


1ST FLOOR



TOTAL FLOOR AREA: 980 sq.ft. (91.0 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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