The Avenue

Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS

The Avenue

Spinney Hill
NN3 6BA

Guide Price
£450,000

O'Riordan Bond is delighted to be the chosen agent for this rarely available and spacious three bedroom (formerly four bedrooms) mature semi-detached family home, positioned on this sought after Avenue, close to local amenities and good local schooling to include Northampton School for Girls.

The property has been in the same family for generations and offers accommodation over three floors comprising entrance hall, cloakroom/WC, large sitting room with fireplace, formal dining room with original fire surround and a modern kitchen/breakfast room with fully integrated appliances and separate utility room. The first floor offers two double bedrooms and a family bathroom with a further large shower room (formerly bedroom four.) To the second floor is a large double bedroom with store room/office. Outside is a well maintained front garden with tarmac driveway providing off road parking for several vehicles leading to a wooden storage garage. At the rear of the property is a truly beautiful garden with secure side access offering privacy from all aspects, fruit trees, several shrub borders, seating areas for entertaining and a summerhouse. Further benefits include uPVC double glazing, gas radiator heating, period features and available with no onward chain. (B/1650/L)

- Rarely available spacious three bedroom semi detached home
- Separate reception rooms
- Family bathroom with a further large shower room
- Private rear garden with summerhouse
- Ample off road parking and garage store
- No onward chain

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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: E
- 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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