



**Ennerdale Road**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS



# Ennerdale Road

Spinney Hill  
NN3 6BB

Guide Price  
£345,000

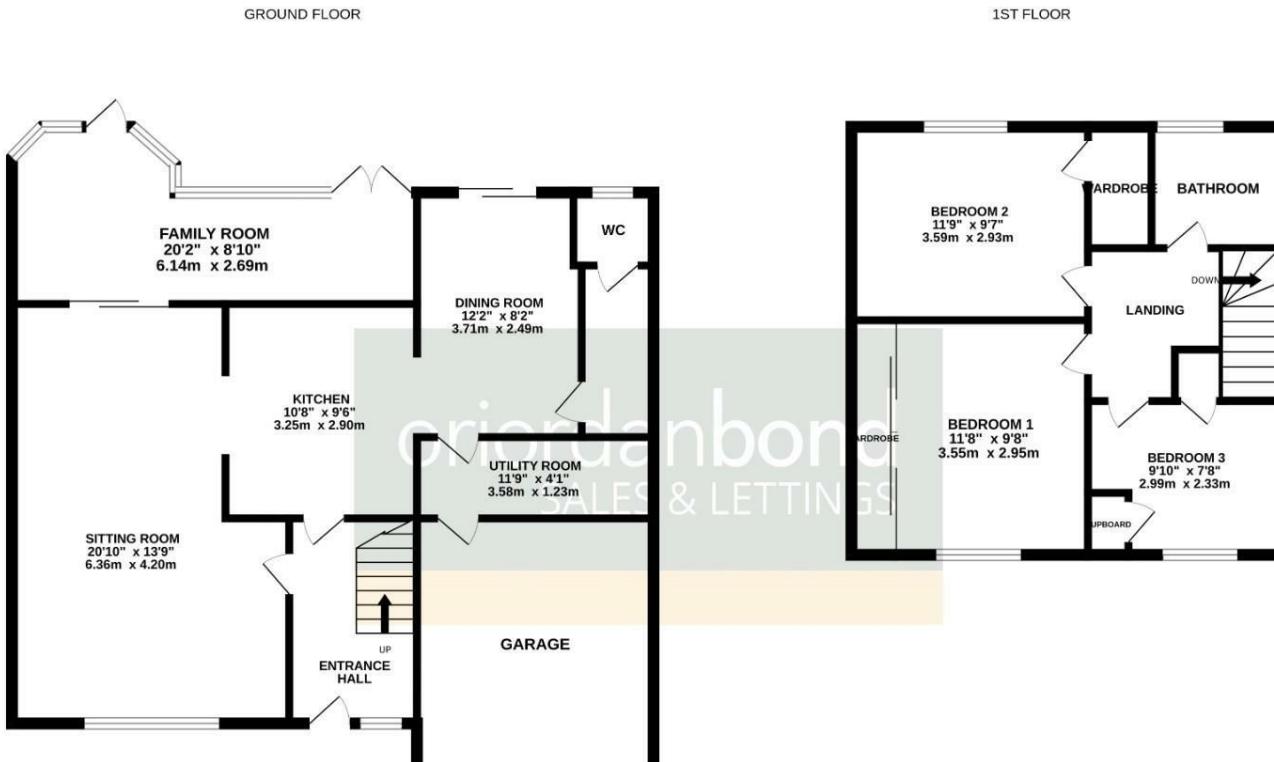
O'Riordan Bond is pleased to bring to the market this nicely presented and extended three bedroom semi-detached family home, situated within highly sought after Spinney Hill, close to many local amenities and Northampton School For Girls.

Offered for sale with no onward chain, the accommodation comprises entrance hall, spacious sitting room with feature fireplace, fitted kitchen with integrated appliances, dining room, large family room, cloakroom/WC and utility area to the ground floor. The first floor offers three good size bedrooms with a re-fitted family bathroom with jacuzzi bath and separate shower cubicle. Outside is a blocked paved driveway to the front leading to a secure side passage, oversized garage with storage and car pit. To the rear is a private landscaped garden with entertaining patio, fruit trees, shrub borders and a child safe play area. Further benefits include gas radiator heating and uPVC double glazing. (A/1300/L)

- Extended three bedroom semi-detached home
- Three reception rooms
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage
- No onward chain







TOTAL FLOOR AREA : 1300sq.ft. (120.8 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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