



**Eaton Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Eaton Road

Duston  
NN5 6XR

Price  
£325,000

**Beautifully modernised and extended by the current owners is this three bedroom semi-detached home offering stylish and spacious accommodation throughout.**

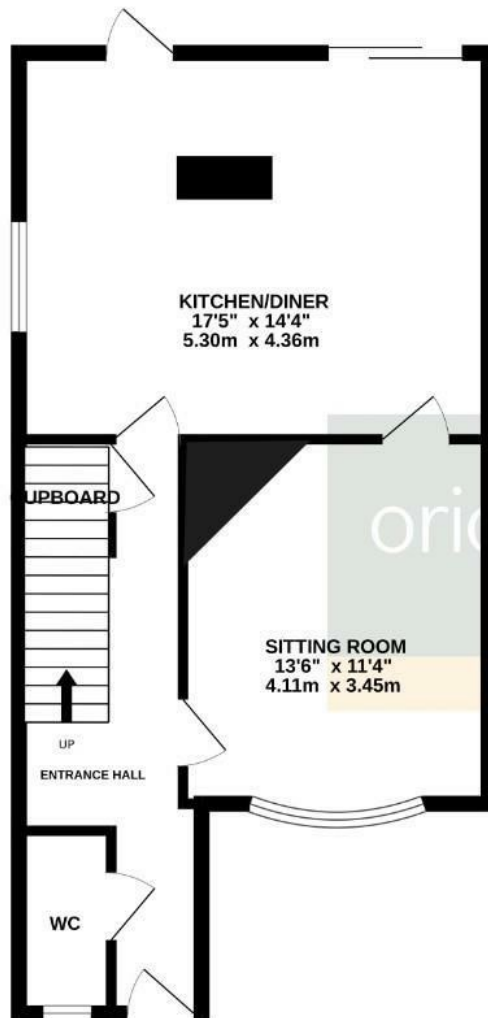
The ground floor comprises entrance hall, cloakroom/WC, living room with feature log burner and an impressive extended open plan kitchen/dining room with doors opening onto the rear garden. To the first floor, the landing leads to a generous main bedroom, two further well-proportioned bedrooms, all benefitting from fitted wardrobes, and a contemporary four-piece family bathroom. Outside, the rear garden features artificial lawn, a patio seating area and access to a single garage whilst the front provides off road parking via a block paved driveway. Further benefits include uPVC double glazing and gas radiator heating. A superb turn-key home in a convenient location, close to local schools, shops and transport links. (A/906/M)

- Extended three bedroom semi-detached home
- Extended open plan kitchen/dining room
- Four-piece bathroom suite
- Gas radiator heating
- Enclosed rear garden
- Driveway and single garage

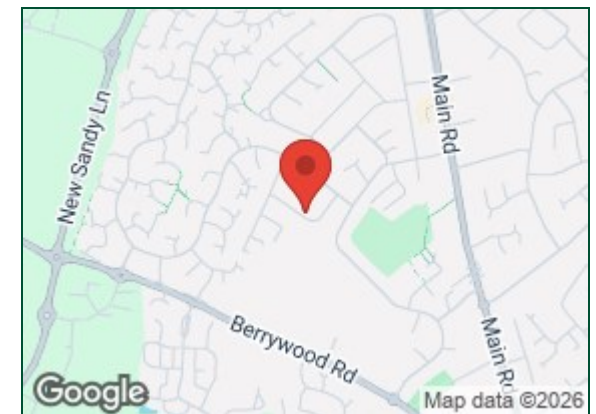
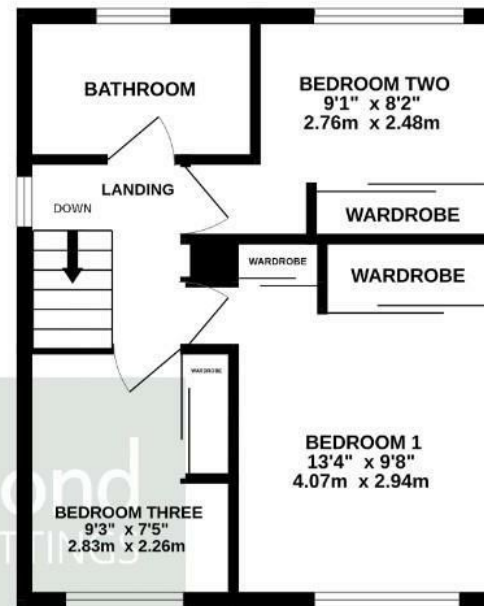




GROUND FLOOR



1ST FLOOR



### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### 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 Duston North Sales**

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TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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