



**Baines Way**  
Grange Park, Northampton

**oriordanbond**  
SALES & LETTINGS



## Baines Way

Grange Park  
NN4 5DP

OFFERS OVER £315,000

This well presented four bedroom town house is offered for sale in the sought after area of Grange Park. The property is located close to amenities including Woodland View Primary School, Foxfield Country Park as well as good access to Junction 15 for the M1 and A45.

The accommodation over three floors comprises entrance hall, cloakroom/WC, fitted kitchen, sitting/dining room, first floor landing, three bedrooms and a family bathroom and a second floor master suite comprising of bedroom, dressing area and en-suite. Outside are gardens to the front and rear, off road parking and a single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1083/M)

### Additional information

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

### 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.

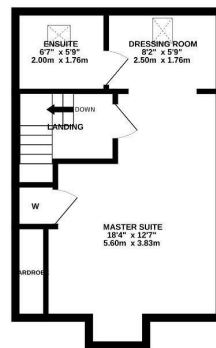
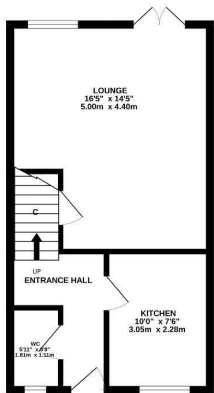
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GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

2ND FLOOR  
325 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA - 1088 sq.ft. (102.0 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 is given as to their operability or efficiency can be given.  
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