



**Lyncrest Avenue**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Lyncrest Avenue

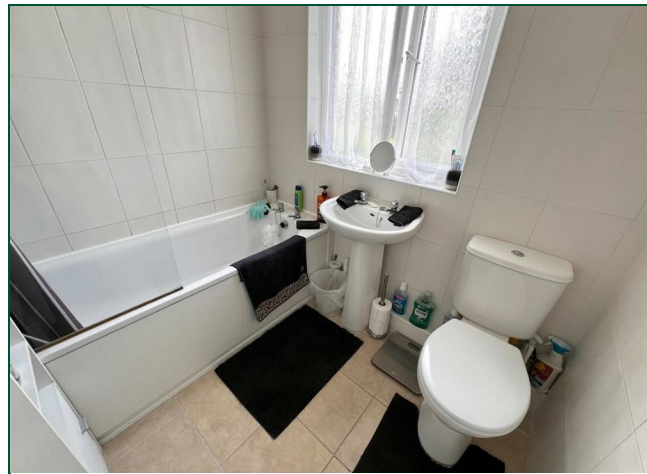
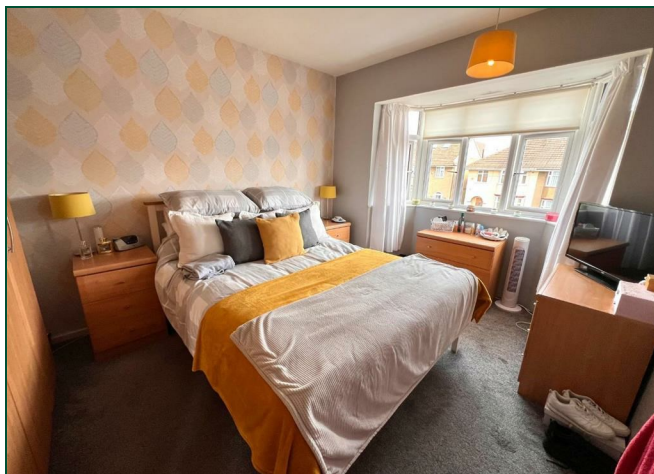
Duston  
NN5 5PE

Price  
£295,000

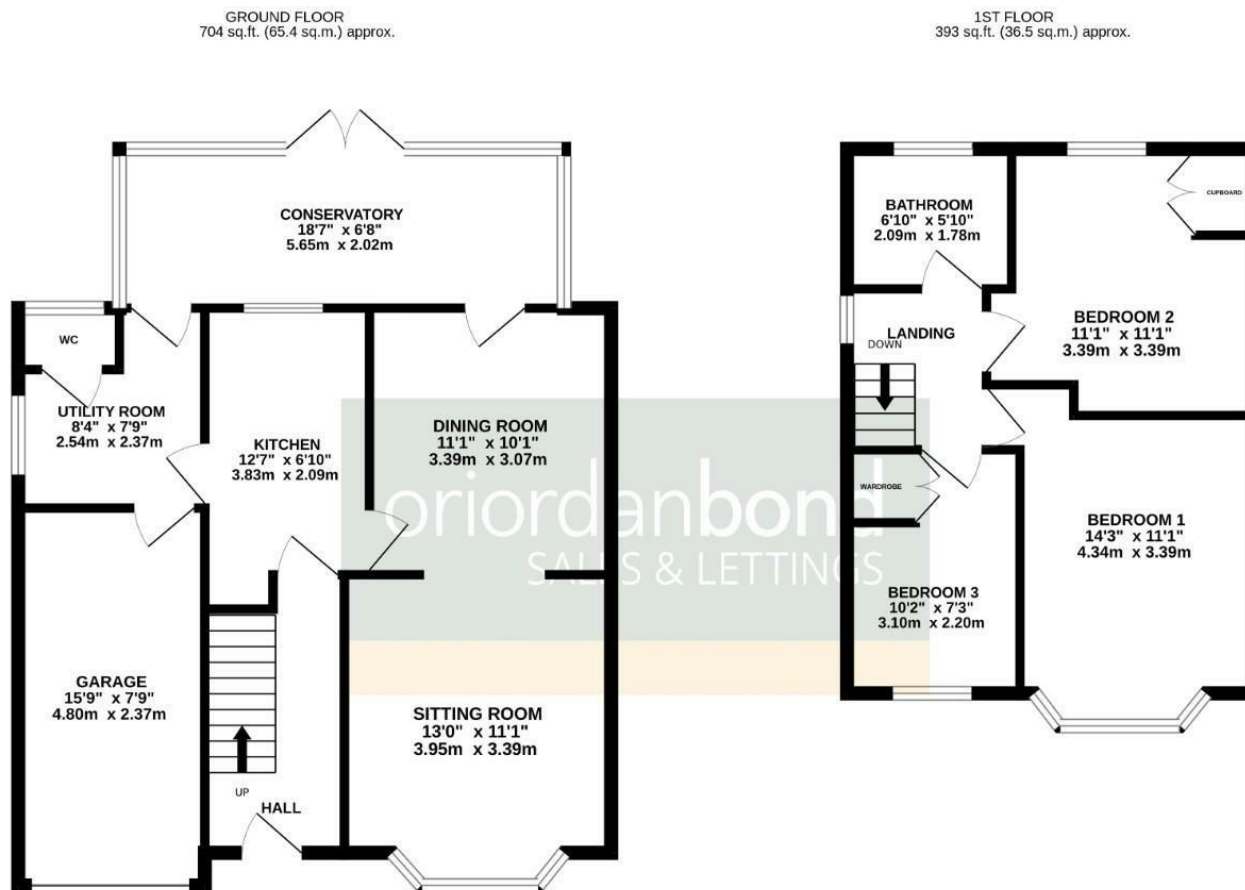
Presented to an immaculate standard throughout and making an ideal family home is this three bedroom semi-detached house. Located in the ever popular area of Duston, set within close proximity to local schools, parks, and a wealth of amenities at Sixfields Leisure Park, the property would be an ideal purchase for first time buyers.

Set on a larger than average plot, the accommodation comprises entrance hall, sitting room, dining room, kitchen, utility room with cloakroom/WC off and a conservatory. To the first floor are three generous bedrooms and a family bathroom. Outside is a large rear garden laid mainly to lawn with patio area. To the front of the property is a block paved driveway for three cars and a single garage. Further benefits include gas radiator heating and uPVC double glazing. (B/1097/L)

- Immaculate three bedroom semi-detached home
- Two reception rooms
- Conservatory
- Gas radiator heating
- Large rear garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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.

O'Riordan Bond Duston Sales

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