



# Lyncrest Avenue

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Lyncrest Avenue

Duston  
NN5 5PE

Price  
£260,000

Making an ideal purchase for first time buyers and offered to the market with no onward chain is this three bedroom semi-detached house. Located in the popular area of Duston, set within close proximity to local schools and parks, along with a wealth of amenities at Sixfields Leisure Centre, the property offers generous living space.

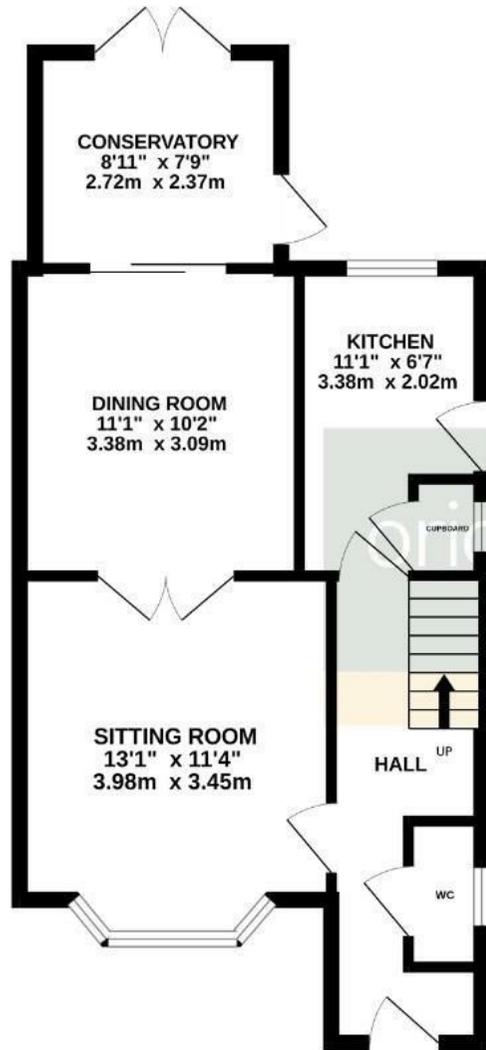
The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, kitchen and conservatory. To the first floor is three bedrooms and a shower room. Outside is a mature rear garden laid mainly to lawn with a brick-built shed for storage. To the front of the property is a block paved driveway for two vehicles. Further benefits include gas radiator heating and uPVC double glazing. (B/875/M)

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

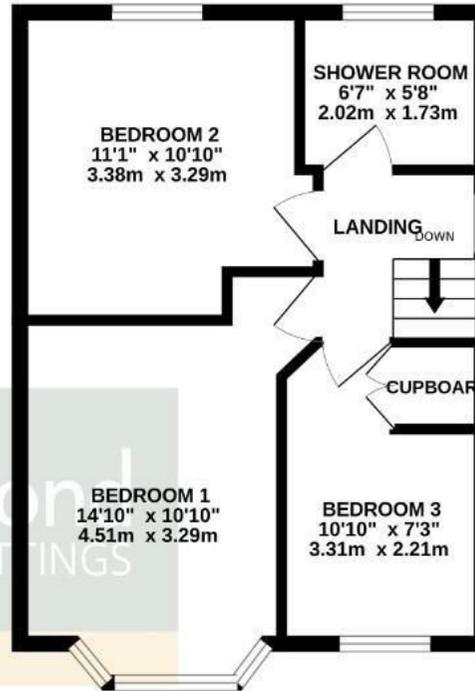




GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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