



Leatherworks Way
Northampton,

oriordanbond
SALES & LETTINGS



Leatherworks Way

Northampton
NN3 9BP

GUIDE PRICE £350,000

A well presented semi detached home built in 2014, part of a unique 'Art Deco' style development. The property offers spacious accommodation comprising entrance hall, cloakroom, sitting room, kitchen/dining room with integrated appliances, four good size bedrooms with ensuite to master and a family bathroom. Outside is an enclosed rear garden and a front garden with driveway to side leading to a single garage.

The property has been designed with a unique 'Art Deco/Arts & Crafts' feel and benefits from Grade A integrated kitchen appliances, uPVC double glazing throughout, gas central heating and a mechanical heat recovery ventilation system. Ideally located to Northampton Academy, Westen Favell Shopping Centre and other local amenities including good primary schools, there is also easy access to the M1 motorway and major link roads. Viewing is highly recommended.

Additional information

- Council Tax Band:
- Energy Efficiency Rating:

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 Weston Favell Sales
01604 784007

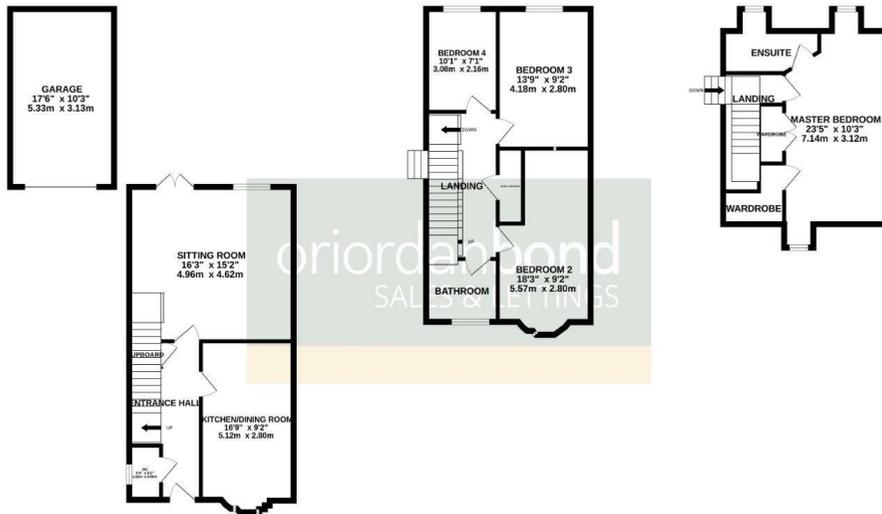
westonfavell@oriordanbond.co.uk



GROUND FLOOR
684 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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