



St. Albans Road
Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS



St. Albans Road

Spinney Hill
NN3 2RH

Guide Price
£300,000

O'Riordan Bond is delighted to offer for sale this impressive, much improved and extended three bedroom semi-detached home in Spinney Hill. The property provides good access to local amenities and schooling.

The accommodation comprises entrance porch, entrance hall, large re-fitted shower room, bay fronted sitting room with focal fireplace, double doors to a snug/family room which in turn leads to the stunning open plan kitchen/dining room with glazed double doors and vaulted ceiling with two skylights, integrated appliances and a central island unit with inset double sink. Further features include solid wood work surfaces, an 'instant boiling' water tap and retractable charger/power point station. There is also a utility room off the kitchen. To the first floor are three good size bedrooms and a re-fitted contemporary family bathroom. Outside is a low maintenance front garden retained by hedgerow with off road parking for two to three vehicles. The south/westerly facing rear garden has been tastefully landscaped with large decked area to the house leading to a further terrace with pergola, outside tap and garden shed. Further benefits include double glazing and gas radiator heating (A/1108/L)

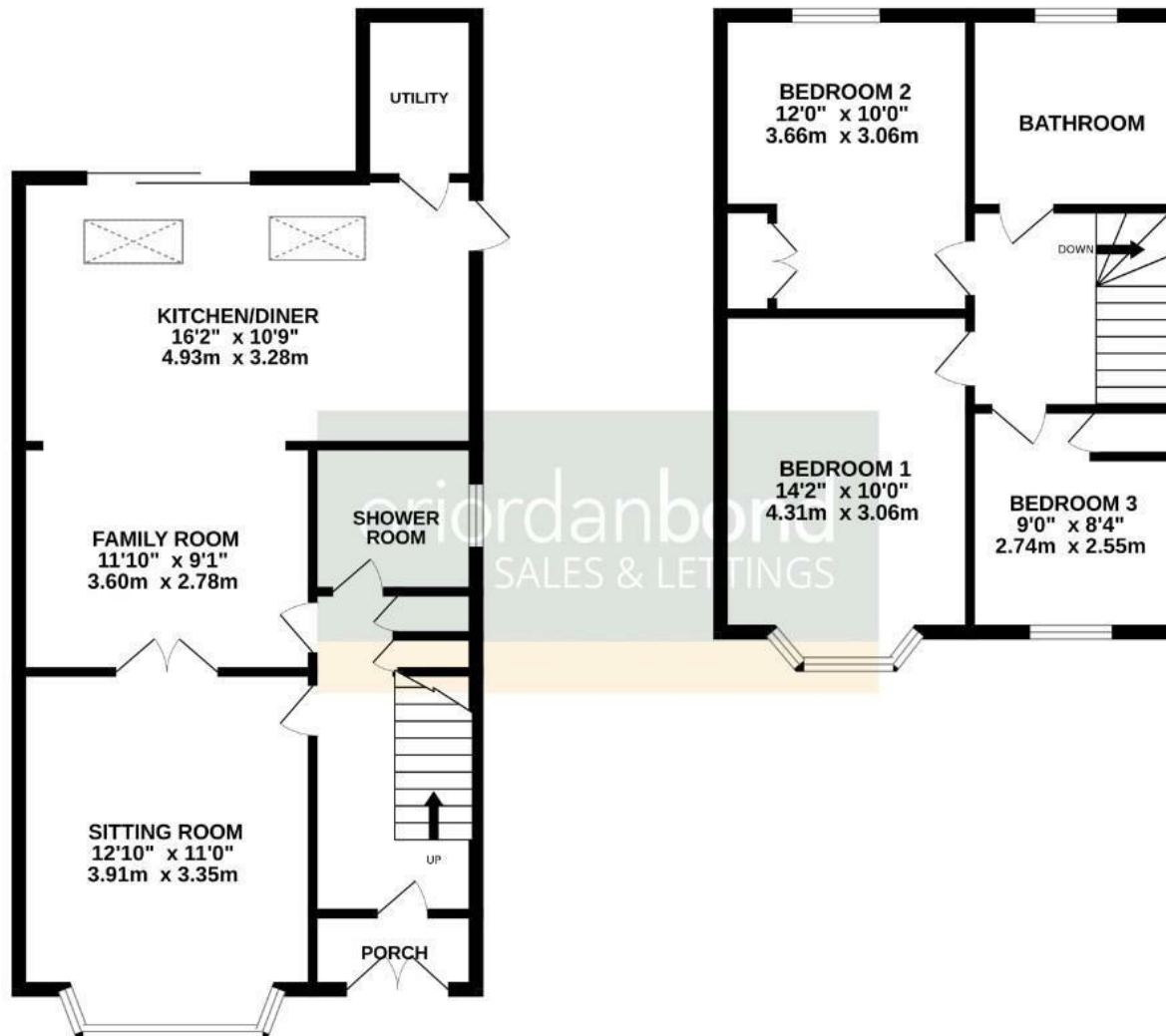
- Extended three bedroom semi-detached home
- Two reception rooms
- Stunning open plan kitchen/dining room
- Re-fitted shower and family bathroom
- South/westerly facing rear garden
- Off road parking





GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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 as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: C
- 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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