



**50 Ridgeway**  
Weston Favell Village, Northampton

**oriordanbond**  
SALES & LETTINGS



# 50 Ridgeway

Weston Favell Village  
Northampton NN3 3AN

£400,000

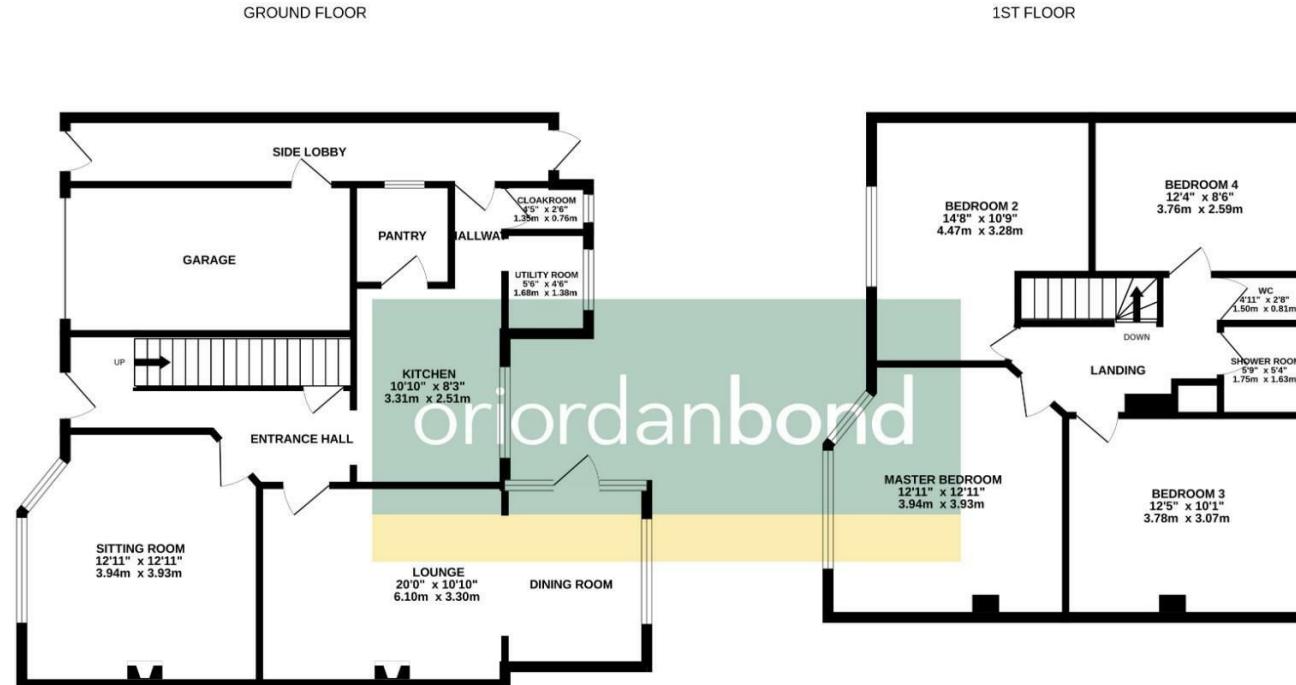
A charming mature semi-detached property in this highly desirable location in old Weston Favell. The property is within walking distance of the village pub, church, school and Abington Park. A particular feature of the property is its large mature rear garden with fantastic views across allotments to the Nene Valley.

Accommodation includes spacious entrance hall, sitting room, extended lounge with dining area, fitted kitchen with traditional pantry, utility room, cloakroom/WC, side lobby giving covered access to the integral garage, first floor landing, master bedroom, three further bedrooms, re-fitted shower room and separate WC. The property benefits from gas radiator heating and double glazing. Outside there is roomy frontage with driveway providing off road parking and leading to the integral garage. The side lobby gives covered side access to the large mature rear garden which is well stocked and private with a wildlife pond and backs onto Weston Favell allotments. (C/1377/L)

- Four bedroom semi-detached home
- Extended lounge with dining area
- Re-fitted shower room
- Gas radiator heating
- Large rear garden backing onto allotments
- Driveway and integral garage







**TOTAL FLOOR AREA: 1377sq.ft. (127.9 sq.m.) approx.**  
 While every attempt has been made to ensure the accuracy of the floor plan, 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: E
- 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 Abington Sales**

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