



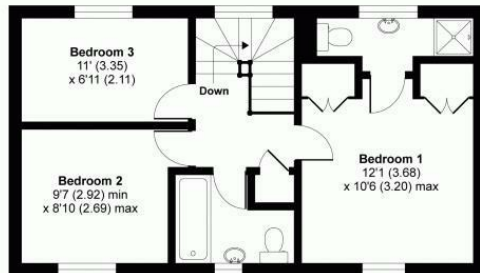
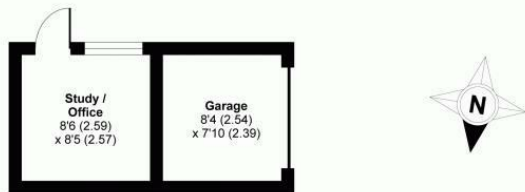
**Wake Way**  
Grange Park, Northampton

**oriordanbond**  
SALES & LETTINGS

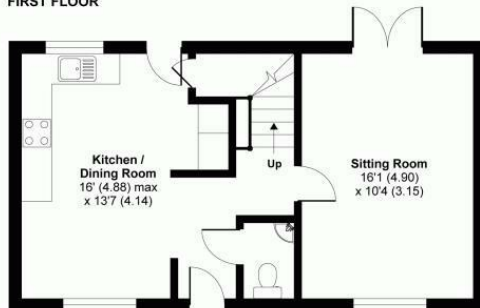


## Wake Way, Grange Park, Northampton, NN4 5BF

APPROX. GROSS INTERNAL FLOOR AREA 964 SQ FT 89.6 SQ METRES (EXCLUDES OFFICE & GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Wake Way

Grange Park  
NN4 5BF

GUIDE PRICE £350,000

A modern three bedroom detached home situated in the popular development of Grange Park. The property is located close to Woodland View Primary School, Foxfield Country Park and provides good access to Junction 15 for the M1 and A45.

Offered for sale with no onward chain, the accommodation comprises entrance hall, cloakroom/WC, sitting room, fitted kitchen/dining room with integrated appliances, first floor landing, master bedroom with built-in double wardrobes and en-suite, two further bedrooms and a family bathroom. Outside is low maintenance frontage, a private enclosed garden to the rear and a driveway to the rear providing off road parking leading to a garage which has been part converted into a home office/study with access also from the rear garden. Further benefits include gas radiator heating and uPVC double glazing. (A/964/M)

### Additional information

- Council Tax Band: D
- 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.

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