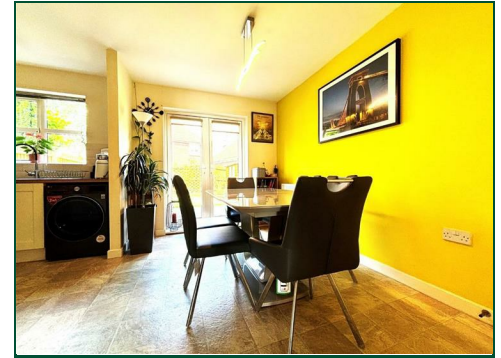




**Sam Harrison Way**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS





## Sam Harrison Way

Duston

NN5 6UL

PRICE £320,000

Located in the ever popular Timken development within Duston is this immaculate four bedroom semi-detached property set within close proximity of local parks, schools, and all the amenities in Duston village and Sixfields Leisure Park. Making an ideal family home, the property offers generous living space throughout and provides great travel links to the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room with integrated appliances and French doors to the rear garden. The first floor offers three generous size bedrooms with en-suite to the master, a further single bedroom and a family bathroom. Outside is a generous rear garden and carport. Further benefits include uPVC double glazing and gas radiator heating. (B/1029/M)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

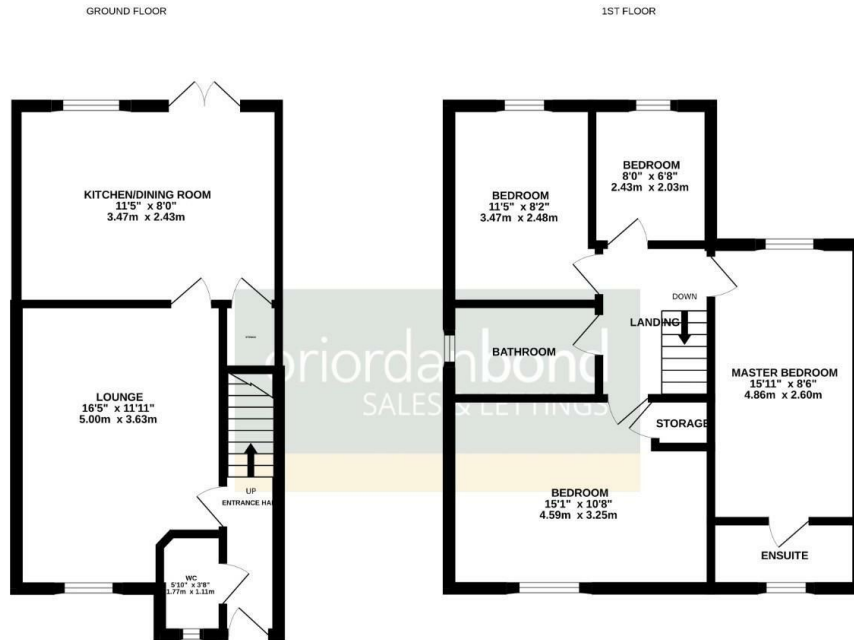
### Disclaimer

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.

O'Riordan Bond Duston Sales

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TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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