



**Spinney Hill Road**  
Parklands, Northampton

oriordanbond  
SALES & LETTINGS



## Spinney Hill Road

Parklands

NN3 6DP

OFFERS OVER £250,000

This nicely presented two bedroom semi-detached home is situated in this sought after position within Parklands, close to local amenities and Northampton School for Girls. Offered for sale with no onward chain.

Accommodation comprises entrance hall, sitting room with hard wood flooring, fitted kitchen/dining room with range cooker and built-in dishwasher and a re-fitted bathroom suite to the ground floor. The first floor offers two double bedrooms with a large re-fitted ensuite to the master bedroom and built-in bedroom furniture to bedroom two. Outside is gravelled low maintenance frontage with driveway providing off road parking for several cars leading to a garage with a private rear garden with raised lawn and pergola with patio for entertaining. Further benefits include uPVC double glazing and gas radiator heating. (A/738/M)

### Additional information

- Council Tax Band: C
- 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.

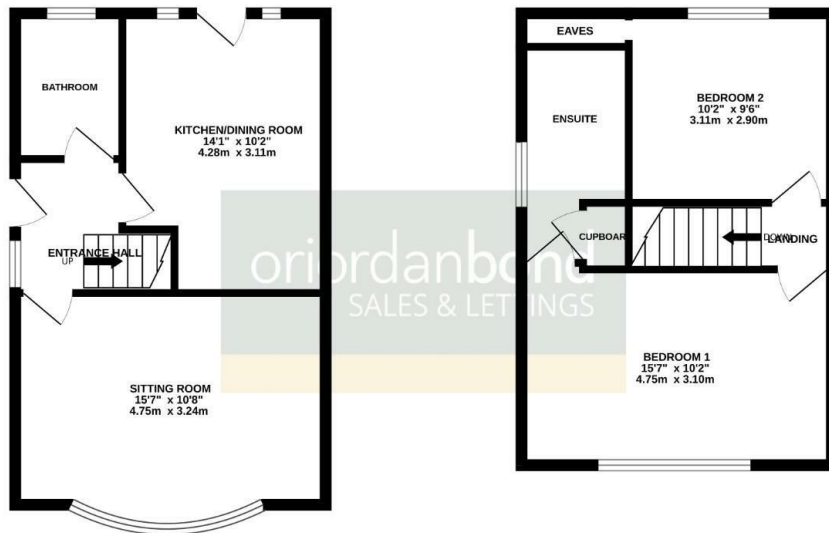
O’Riordan Bond Parklands Sales

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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