



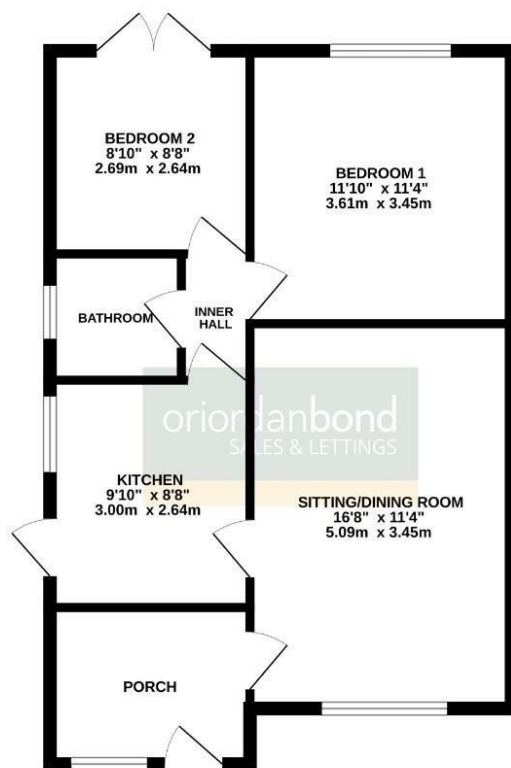
**Ledaig Way**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.  
Made with Homestyler, 11/2023

## Ledaig Way

Spinney Hill  
NN3 6DA

OFFERS OVER £240,000

Undergoing full renovation throughout is this two bedroom semi-detached bungalow, situated in a quiet location within Spinney Hill, close to plenty of local amenities and good local schooling to include Northampton School for Girls.

Offered for sale with no onward chain, the accommodation comprises large entrance hall, sitting/dining room, re-fitted kitchen with integrated appliances, two double bedrooms and a re-fitted bathroom. Outside is a front garden with driveway providing off road parking for several vehicles leading to a garage and an enclosed private rear garden with newly laid patio and brick outbuildings. Further benefits include newly installed gas radiator heating and newly double glazed windows and doors. (A/591/M)

### 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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