



**Eaton Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Eaton Road

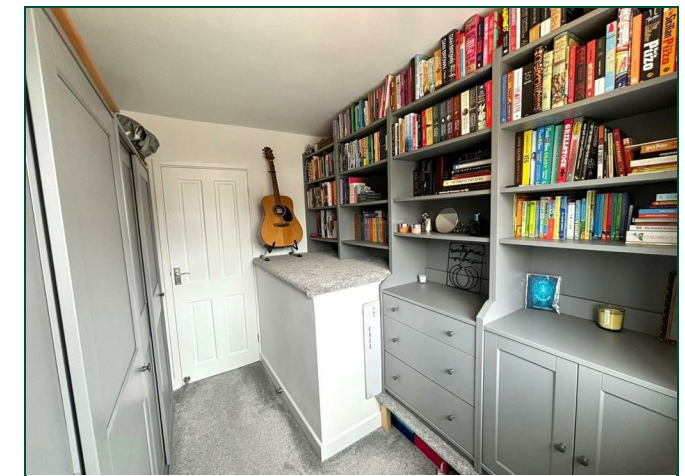
Duston  
NN5 6XR

Price  
£310,000

**A stunning, extended and fully refurbished three bedroom semi-detached family home, located in the heart of Duston. This charming home is finished to an immaculate standard throughout.**

Accommodation comprises entrance hall, sitting room, spacious and extended kitchen/dining room with integrated appliances and a cloakroom/WC. To the first floor are two double bedrooms, a further single bedroom and a re-fitted shower room. Outside is a generous driveway to the front providing off road parking for several vehicles leading to a single garage. To the rear is a private, enclosed low maintenance garden. Further benefits include uPVC double glazing, a combi boiler and under floor heating. (A/904/M)

- Extended and refurbished three bedroom semi-detached
- Spacious and extended kitchen/dining room
- Re-fitted shower room
- Gas radiator heating
- Enclosed low maintenance rear garden
- Ample off road parking and garage





GROUND FLOOR  
0 sq.ft. (0.0 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



SQUARE FOOTAGE DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 904sq.ft. (84.0 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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#### 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 Duston North Sales**

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