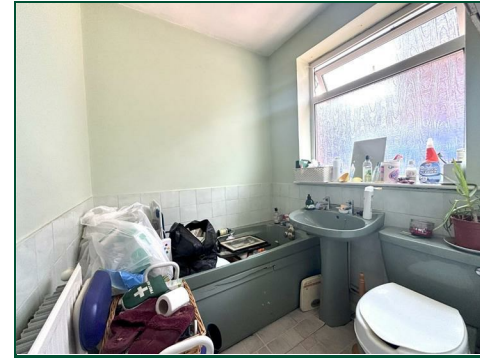




**Pennine Way**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS





## Pennine Way

Duston

NN5 6AT

PRICE £199,995

A deceptively spacious two bedroom semi-detached dormer style bungalow situated in this popular location within Duston. The property provides good access to many local amenities.

The accommodation comprises entrance hall, sitting room, kitchen/dining room, bathroom and a versatile room which could be used as a second reception room or second ground floor bedroom. To the first floor is a generous master bedroom with eaves storage. Outside is a front garden with driveway providing off road parking leading to a single garage. To the rear is a generous garden which is mainly laid lawn with planted borders. Further benefits include uPVC double glazing and gas radiator heating. (C/625/M)

### Additional information

- Council Tax Band: B
- 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.

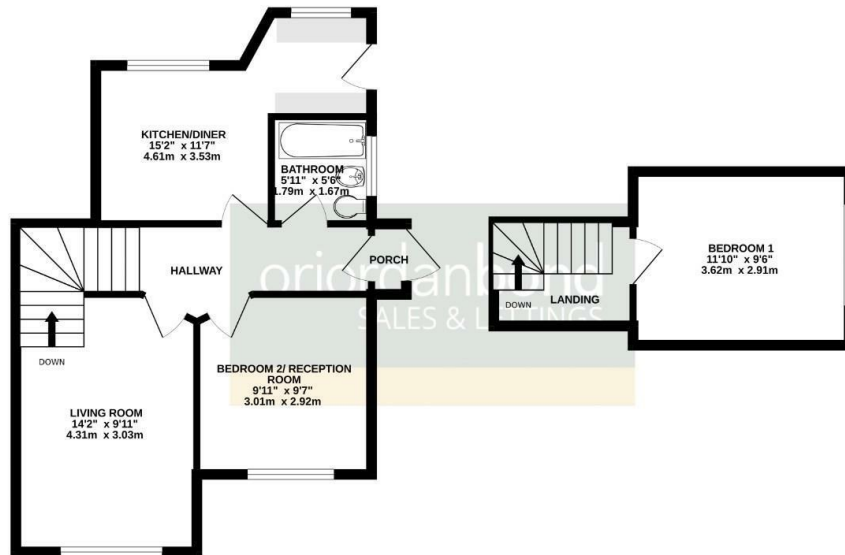
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GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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