



**Prestbury Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS





GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



## Prestbury Road

Duston

NN5 6XP

PRICE £310,000

A mature three bedroom semi-detached property, in the sought after area of Old Duston, which has been extended and refurbished to provide a well presented family home with flexible accommodation. The property is close to an extensive range of local amenities including great schooling, local and retail park shopping areas and excellent leisure facilities at Sixfields.

The accommodation includes entrance hall, sitting room, extended and re-fitted kitchen/breakfast/family room, re-fitted ground floor bathroom/WC, first floor landing and three good size bedrooms with re-fitted en-suite to the master. The property benefits from uPVC double glazing, gas radiator heating and generous off road parking to the front and side with a newly laid tarmac driveway. There is gated side access to a good size and fully enclosed rear garden. (A/984/M)

AGENTS NOTE: Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee (or relative of an employee) for the selling agents O'Riordan Bond.

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

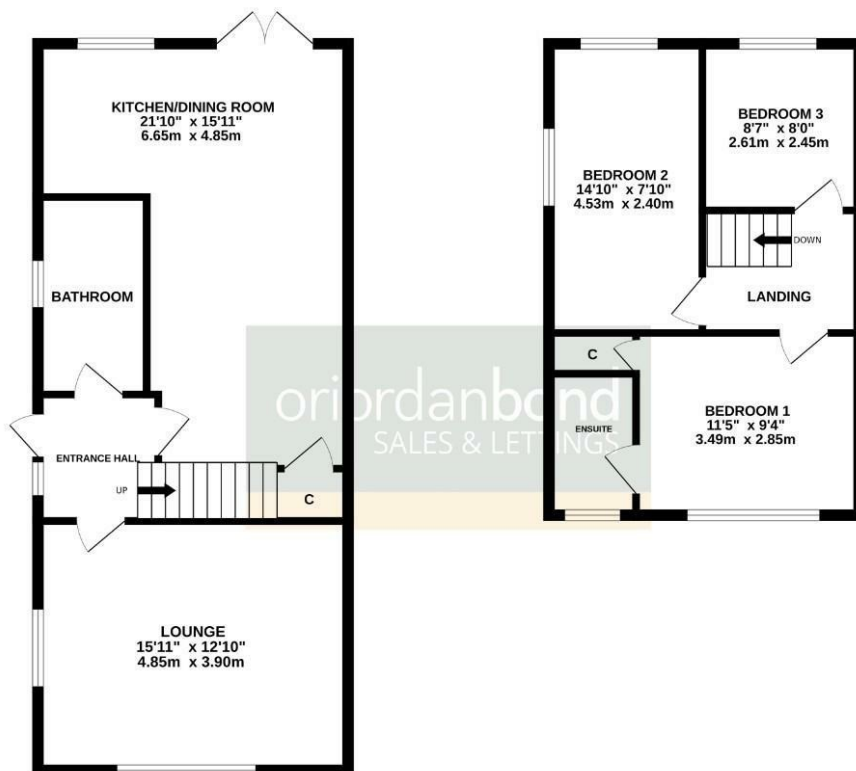
### Disclaimer

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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TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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