

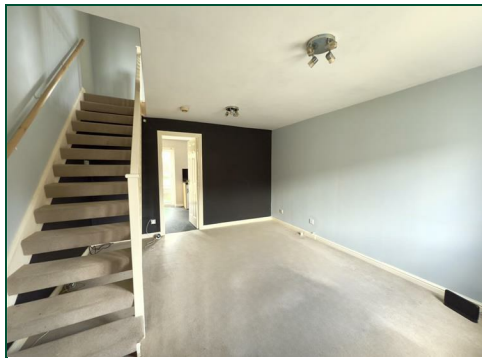


# Matchless Close

Duston, Northampton

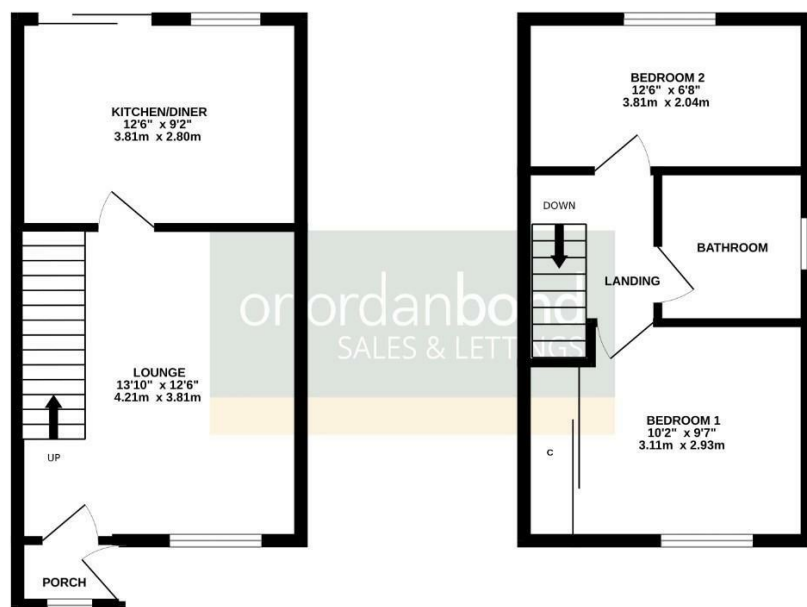
oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 floorplan 02025

## Matchless Close

Duston

NN5 6YE

PRICE £240,000

Offered to the market with no onward chain is this well presented two double bedroom semi-detached house, located in a quiet cul-de-sac, in the popular St. Giles Park development within Duston. The property is close to a range of local amenities and excellent schools nearby. The property has a generous plot including a detached garage with potential to develop further (subject to planning permission.)

The accommodation includes entrance porch, sitting room, kitchen/dining room, first floor landing, two double bedrooms and a family bathroom. Outside is a spacious front garden with off road parking for two to three cars leading to a detached garage. To the rear is an enclosed south/westerly facing garden with patio and lawn areas. Further benefits include uPVC double glazing and gas radiator heating. (C/588/M)

### Additional information

- Council Tax Band: B
- 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.

O'Riordan Bond Duston North Sales

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