



**Hillside Way**

Weston Favell Village, Northampton

**oriordanbond**  
SALES & LETTINGS





## Hillside Way

Weston Favell Village  
NN3 3AW

Guide Price  
£300,000

O'Riordan Bond is delighted to offer for sale this three bedroom family home located within the sought after Weston Favell Village. This property is within close proximity to both schools, amenities and Abington Park as well as having good road links.

Accommodation comprises porch, entrance hall, cloakroom/WC, sitting room with dining area and a kitchen open to breakfast room. To the first floor are three generous size first floor bedrooms and a four-piece family bathroom. Outside is a low maintenance front garden with paved path leading to the entrance. The rear garden is landscaped with a range of shrubs and flower beds, paved patio and lawn area with a courtesy door into a single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1023/M)

- Three bedroom family home
- Two reception rooms
- Four-piece family bathroom
- Gas radiator heating
- Landscaped rear garden
- Garage with parking in front

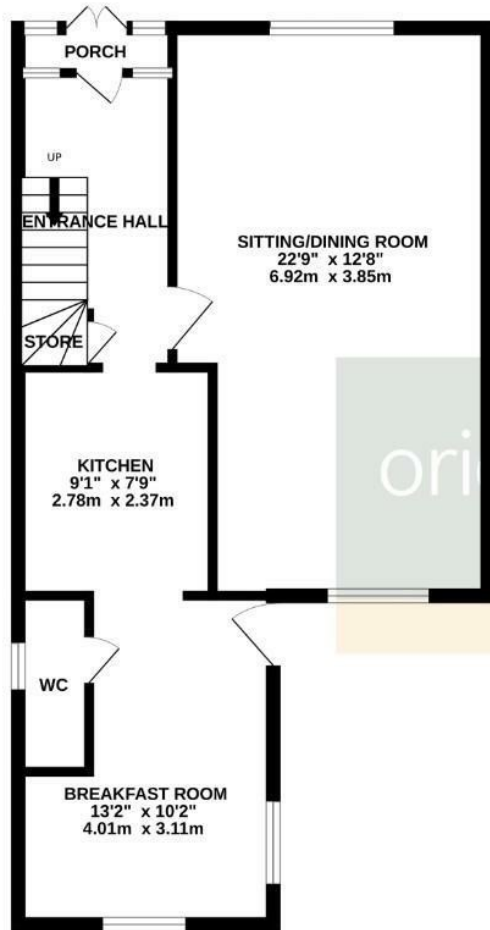




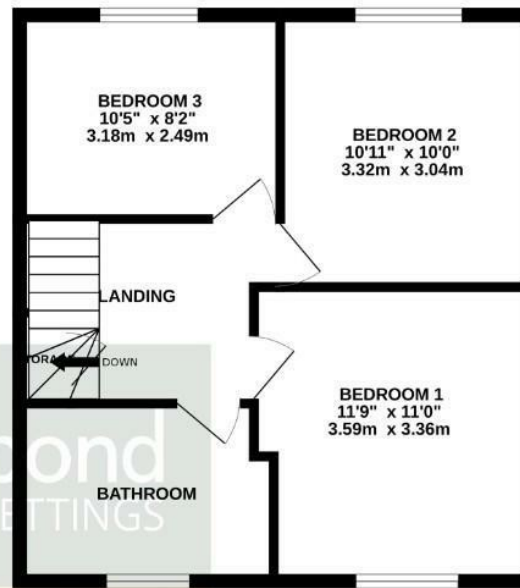




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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: D
- 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 Abington Vale Sales**  
01604 639007

abingtonvale@oriordanbond.co.uk

