



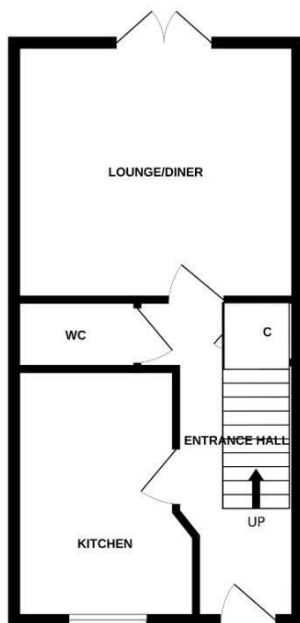
35 MAYFLY ROAD NORTHAMPTON, NN4 9EN

£320,000
FREEHOLD

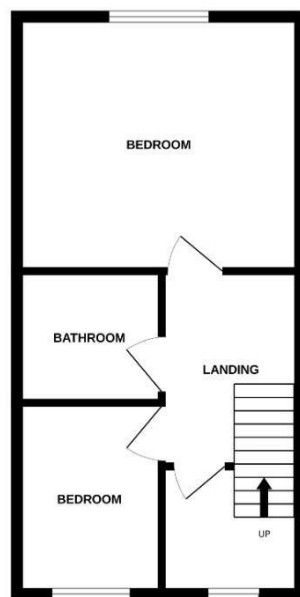
Stonhills are pleased to offer this well-presented three-bedroom semi-detached home located in the popular area of Pineham, close to local amenities, Pineham Primary School, and Upton Country Park, with excellent road links to the A45, A43, M1, and Northampton town centre. The accommodation includes a kitchen/breakfast room, living room, cloakroom, three bedrooms (with en-suite to main), bathroom, rear garden, off-road parking, and single garage.



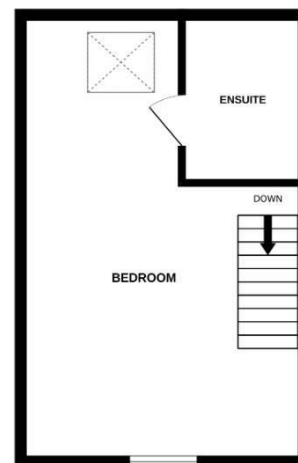
GROUND FLOOR



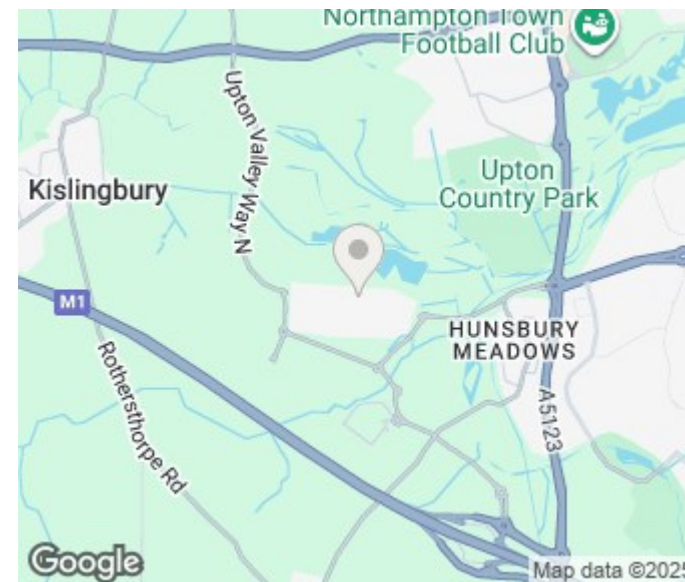
1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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