



# Towpath Avenue

Pineham Lock, Northampton

oriordanbond  
SALES & LETTINGS



## Towpath Avenue

Pineham Lock  
NN4 9DU

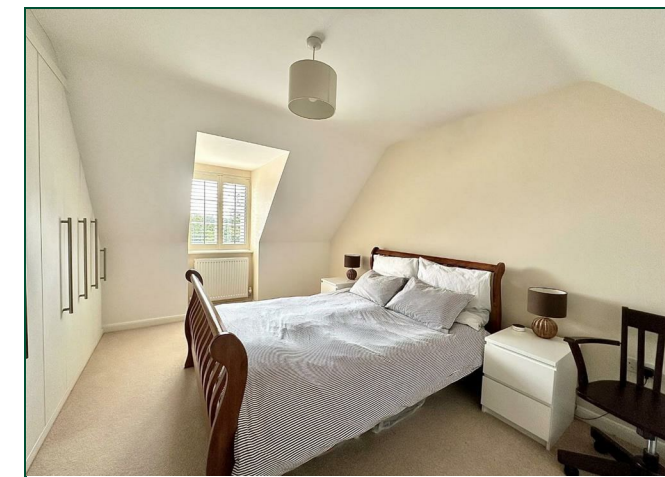
Guide Price  
£400,000

An immaculately presented four double bedroom detached family home, situated in the popular area of Pineham Lock, with views over the Grand Union Canal and benefitting from no onward chain. This property offers generous accommodation over three floors of over 1,400 square feet.

Entrance hall with stairs to first floor, a cloakroom/WC and doors to all other rooms. There is an ample sitting room with dual aspect windows and patio doors to the garden, a 17' kitchen/dining room with integrated appliances and a separate utility room. To the first floor are stairs to the second floor, two double bedrooms with fitted wardrobes and the master bedroom offering en-suite facilities, a storage cupboard, airing cupboard and a family bathroom. To the second floor are two further large double bedrooms with fitted wardrobes to one room. Outside, the property occupies a corner plot position and overlooks the canal. There is a driveway leading to a single garage with an electric door and courtesy rear door, a generous artificial lawn to two sides and a private decked seating area ideal for entertaining. (A/1463/M)

AGENTS NOTE: There is a service charge for the maintenance of the estate - please speak to the agent for details.

- Four bedroom detached home
- En-suite to master bedroom
- 17' kitchen/dining room with integrated appliances
- Corner plot garden
- Driveway and garage
- No onward chain





GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.

2ND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1463sq.ft. (135.9 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: E
- 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 Hunsbury Sales

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