



37 Ennerdale Road
Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS



37 Ennerdale Road

Spinney Hill

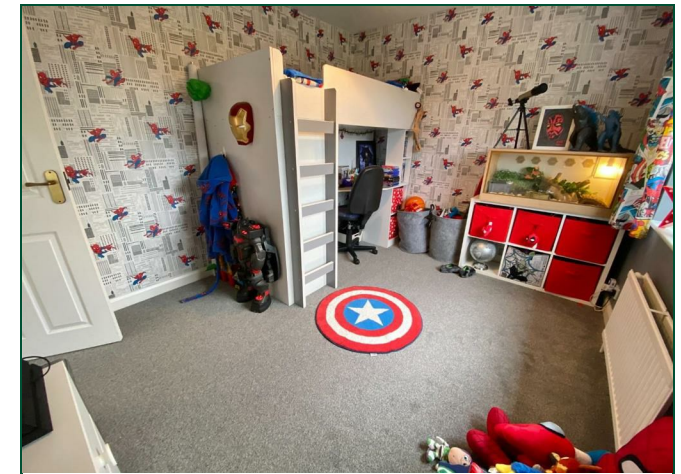
NN3 6BB

£325,000

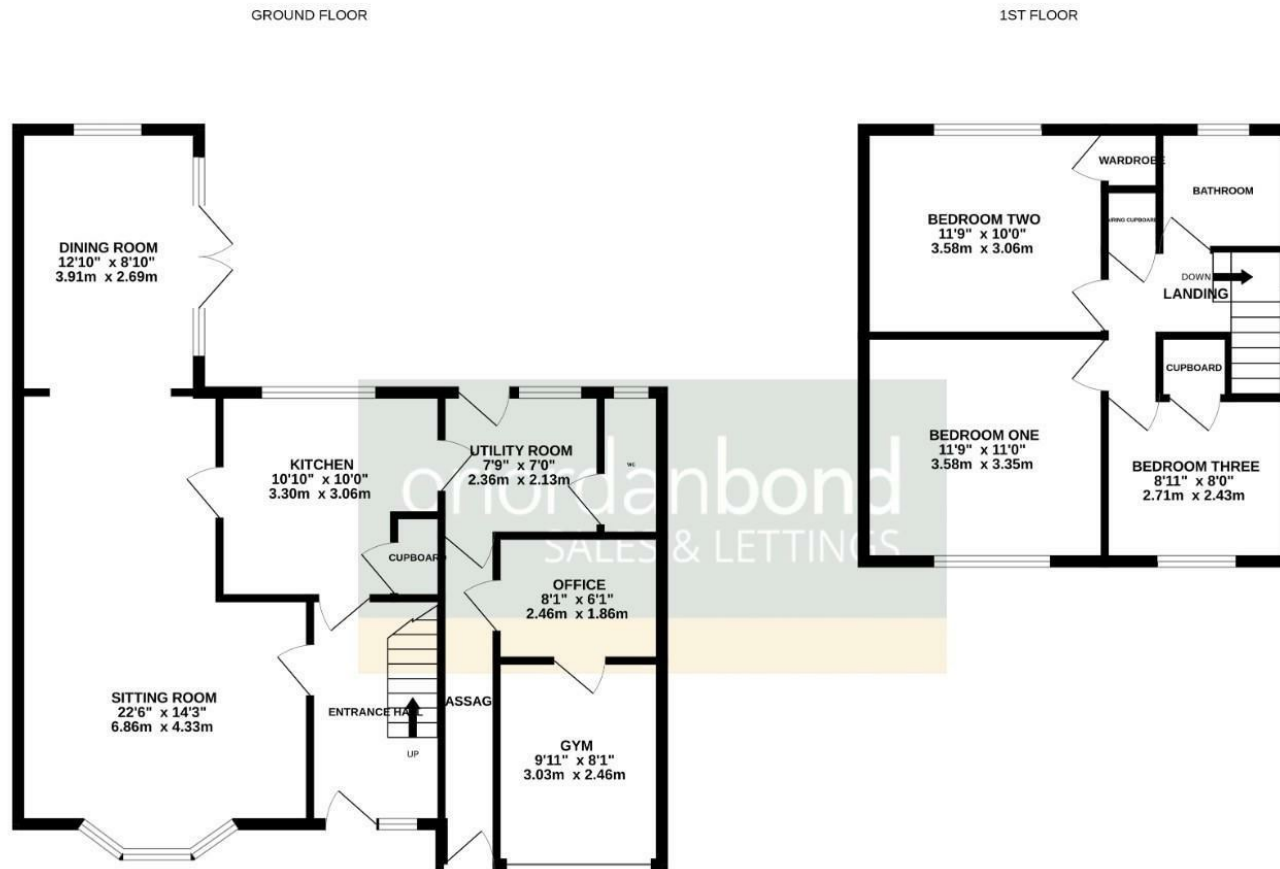
A superbly presented and extended semi-detached family home situated within highly sought after Spinney Hill, close to many local amenities and Northampton School For Girls.

Accommodation comprises entrance hall, spacious sitting room with newly laid hard wood flooring and feature remote control fireplace with feature chimney breast, extended dining room, re-fitted kitchen with integrated appliances, re-fitted cloakroom/WC and utility, three good size bedrooms and a family bathroom. Outside are very private landscaped gardens to the rear with patio, child safe play area, covered adult entertaining area and to the front a block paved driveway (with side passage) for three cars leading to a part converted garage offering an office work station and gym. Further benefits include gas radiator heating with new combination boiler and new uPVC double glazing. (A/1236/L)

- Extended three bedroom semi-detached family home
- Two/three reception rooms
- Re-fitted kitchen with integrated appliances
- Gas radiator heating
- Private landscaped rear garden
- Off road parking and part converted garage







TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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: C
- Energy Efficiency Rating: E

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.

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