



**56 Westone Avenue**  
Westone, Northampton

**oriordanbond**  
SALES & LETTINGS



## 56 Westone Avenue

Westone  
NN3 3JQ

£380,000

A 1930's three bedroom semi-detached property quietly tucked away in the extremely popular location of Westone. This outstanding home has been finished to a very high standard by the current owners offering fantastic size living accommodation, ample off road parking and is in show home condition.

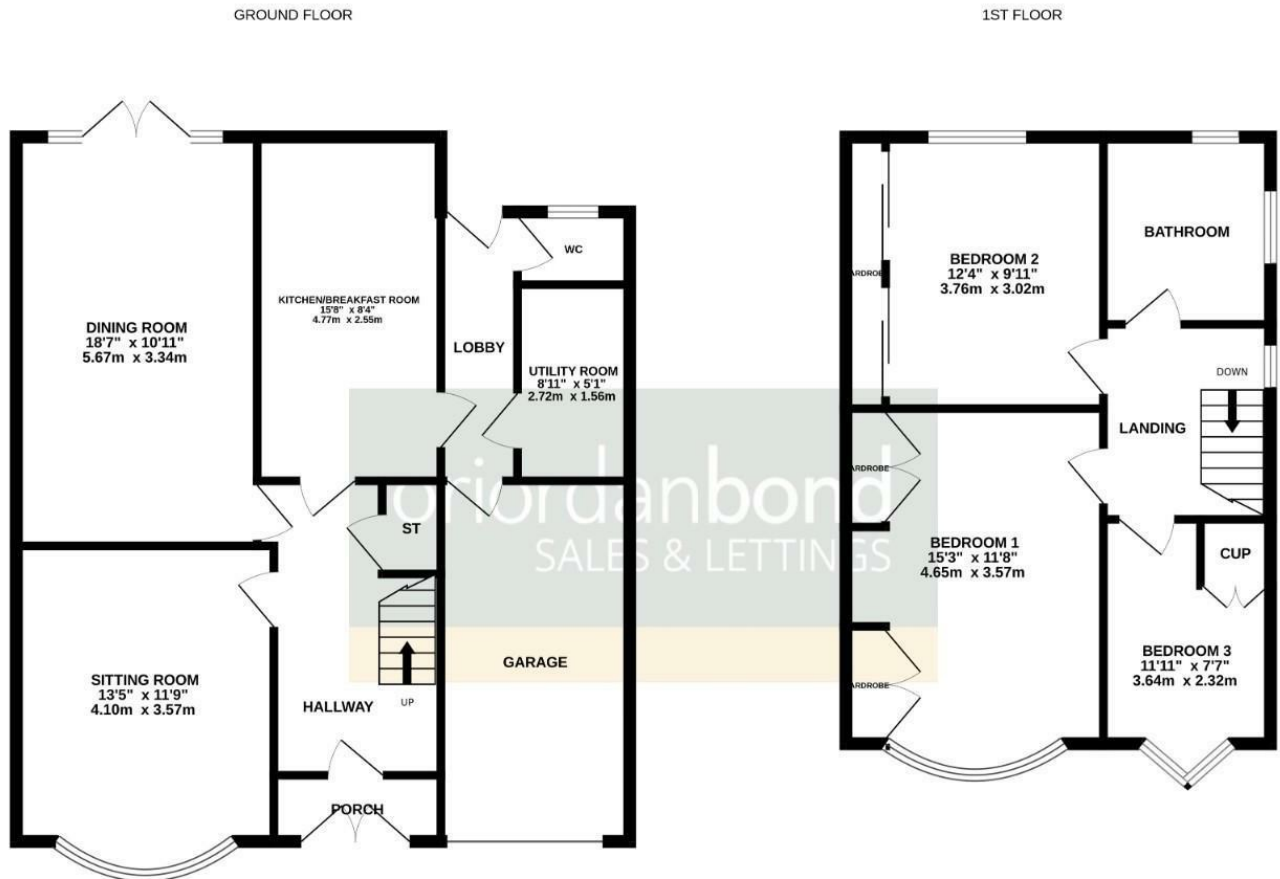
Accommodation comprises porch, entrance hall, sitting room, extended dining room and a newly fitted kitchen giving access to a utility room, cloakroom/WC and entrance to the single garage. To the first floor are two large double bedrooms both with fitted wardrobes, one single bedroom and a newly fitted, stylish four-piece bathroom with free standing bath and walk-in double shower. Outside is a large rear garden being mainly laid to lawn with rear patio seating area and a lawn front garden with block paved driveway providing off road parking for several vehicles leading to a single garage. Further benefits include modern double glazing and a new fitted gas combination boiler. (A/1276/M)

Agents Note: Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee (or relative of an employee) for the selling agents O'Riordan Bond.

- Immaculate three bedroom semi-detached home
- Two reception rooms
- Newly fitted kitchen with utility room
- Newly fitted four-piece bathroom suite
- Large private rear garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 1276sq.ft. (118.5 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: 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 Weston Favell Sales**

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