



**Ecton Park Road**  
Ecton Brook, Northampton

oriordanbond  
SALES & LETTINGS



## Ecton Park Road

Ecton Brook

NN3 5EB

OFFERS OVER £220,000

A modern two bedroom semi-detached property, situated in the popular location of Ecton Brook, within close proximity to local schools and shops. This home would make a great first time buy or investment purchase and is presented in great condition throughout.

Offered with no onward chain, the accommodation comprises entrance hall, fitted kitchen, sitting/dining room, two bedrooms and a modern bathroom. Outside is a front garden with driveway providing off road parking leading to a single garage and a private rear garden. Further benefits include gas radiator heating with a combi boiler and double glazing. (B/602/S)

### Additional information

- Council Tax Band: B
- 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 Weston Favell Sales

01604 784007

westonfavell@oriordanbond.co.uk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 602sq.ft. (55.9 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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