



Southfield Avenue

oriordanbond
SALES & LETTINGS



Southfield Avenue

NN4 8AQ

GUIDE PRICE £160,000

This rarely available modern one bedroom end of terraced home is offered for sale in the very popular Far Cotton, part of NN4.

The accommodation comprises entrance hall, open living/kitchen with built in oven, hob and extractor over, breakfast bar, space for under counter fridge and washing machine and patio doors to garden. On the first floor is a double bedroom and three piece family bathroom suite. To the front is off road parking for one car. The low maintenance rear garden has a patio area with the remainder laid to gravel, timber shed, enclosed by timber fence to all sides with gated side access. Further benefits include double glazing and electric heaters and gas fire in living room. (B/452/S)

Additional information

- Council Tax Band: A
- 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 Far Cotton Sales

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GROUND FLOOR
226 sq.ft. (21.0 sq.m.) approx.

1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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