

# Highlands Avenue

Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS



# Highlands Avenue

Spinney Hill
NN3 6BG

Guide Price
£220,000

**Offered for sale with no onward chain is this nicely presented two bedroom home (formerly three), situated in this sought after position within Spinney Hill, close to local amenities and Northampton School for Girls.**

The accommodation comprises entrance hall, sitting room with bay window and feature fireplace, separate dining room and a fitted kitchen with lean-to/utility. The first floor offers two large double bedrooms with built-in wardrobes to the master and a family bathroom with shower over. Outside is an enclosed gated front garden and a very large private rear garden with patio area for entertaining and a detached single garage accessed via a private service road. Further benefits include uPVC double glazing and gas radiator heating. (B/813/L)

- Nicely presented two bedroom family home
- Two reception rooms
- Gas radiator heating
- Large private rear garden
- Garage
- No onward chain





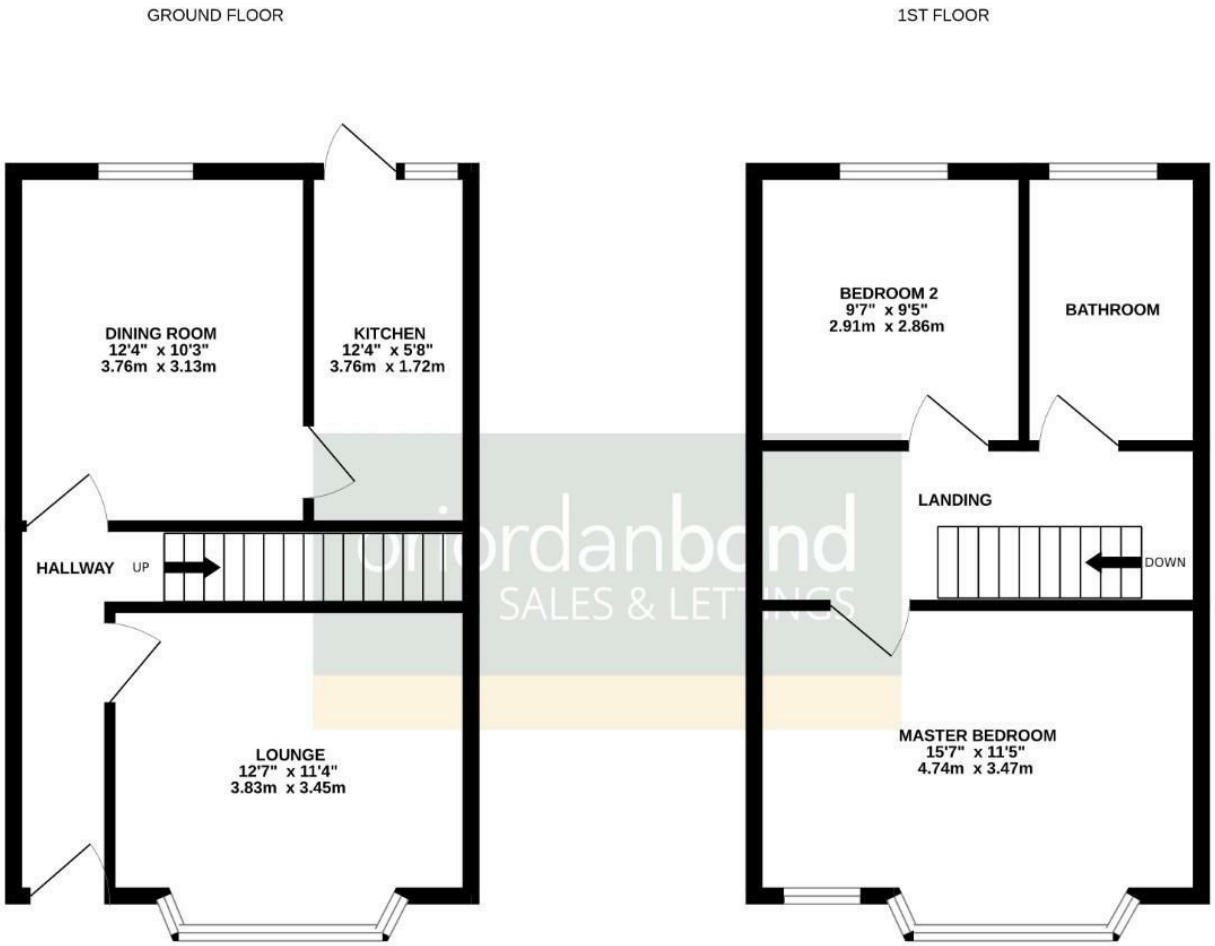











TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

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: 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.

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