



**Wrenbury Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Wrenbury Road

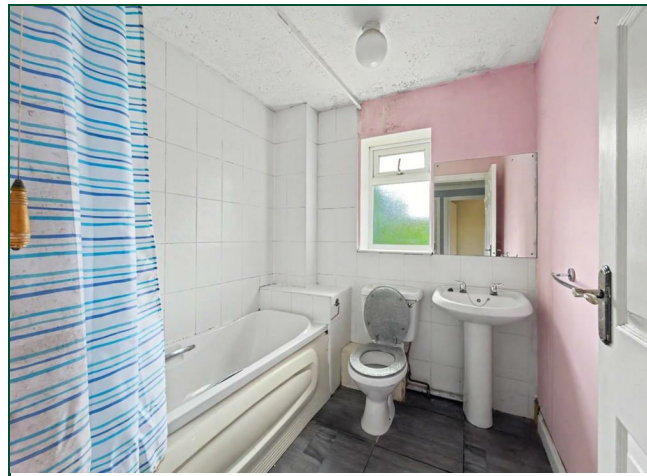
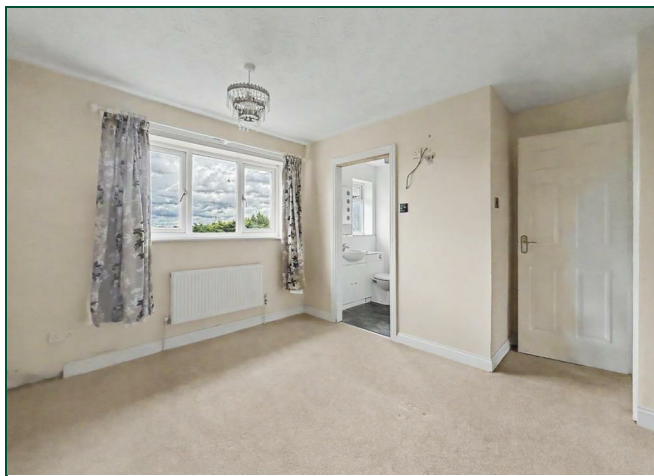
Duston  
NN5 6YG

Offers Over  
£350,000

Set on a corner plot within the popular St. Giles Park development is this four bedroom detached family home, offered to the market in need of modernisation, providing excellent potential for the next owners. The property is situated within Duston which offers a range of local amenities, schooling and good access to Sixfields shopping and leisure facilities, Northampton town centre and the A45 and M1 road networks.

The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and cloakroom/WC (formerly the garage which has been converted.) and has scope to be re-modelled. To the first floor are four bedrooms, with bedroom one benefitting from an en-suite shower room, and a family bathroom. Outside are sizeable side and rear gardens offering excellent scope for extension (subject to relevant planning permission.) To the front is off road parking for three vehicles. Further benefits include uPVC double glazing and gas radiator heating with a recently installed boiler. (C/1250/L)

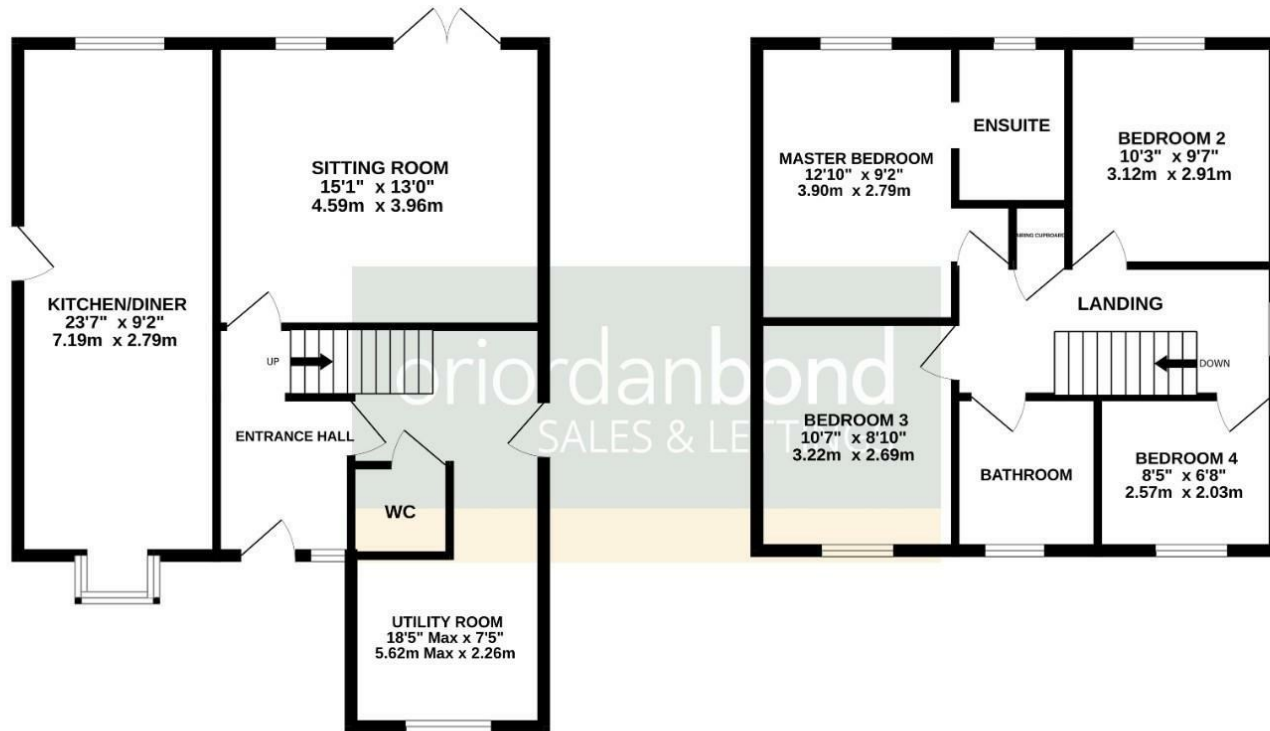
- Four bedroom detached home
- En-suite to master bedroom
- Kitchen/dining room with utility room
- Gas radiator heating
- Corner plot with sizeable side and rear gardens
- Off road parking





GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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: 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 Duston North Sales

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