



**Maclean Close**  
Abington Vale, Northampton

**oriordanbond**  
SALES & LETTINGS



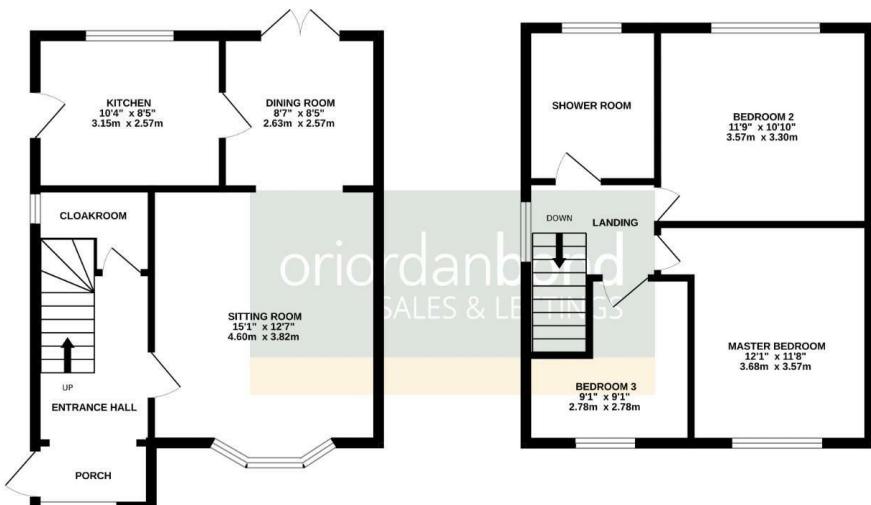
## Maclean Close

Abington Vale  
NN3 3DJ

GUIDE PRICE £300,000

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



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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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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O'Riordan Bond is pleased to welcome to the market this three bedroom detached home, located within sought after Abington Vale, close to popular Abington Park. This property is also within close proximity of local schools, shops and other amenities.

Accommodation comprises spacious entrance hall, cloakroom/WC, sitting room open to dining room with connecting door to the kitchen, three first floor bedrooms and a family bathroom. Outside is low maintenance frontage with block paved driveway providing off road parking leading to a carport and single garage. The rear garden is low maintenance with mature shrubs and retaining wall. Further benefits include uPVC double glazing, gas radiator heating and no upward chain. (C/888/S)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

### 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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