

High Street

Pitsford, Northamptonshire

oriordanbond
SALES & LETTINGS



High Street

Pitsford
NN6 9AD

Guide Price
£350,000

A beautifully presented two/three bedroom semi-detached house with garage and 'wow factor' 21 ft kitchen/dining/family room. The property originally had four bedrooms to the first floor and study/ground floor bedroom. One of the first floor bedrooms was converted to an ensuite and bedroom one which was originally two bedrooms could easily be separated back into two bedrooms to give three bedrooms on the first floor.

The accommodation comprises entrance porch, entrance hall with under stairs storage cupboard and a built-in cloaks cupboard with window, sitting room with wood burner, extended kitchen/dining/family room, ground floor study/bedroom, ground floor shower room and a large utility/boot room. The first floor now includes a large bedroom with adjoining dressing room., second double bedroom with re-fitted en-suite bathroom and separate main bathroom with shower over the bath. Outside to the front is ample off road parking with block paved drive giving access to an attached oversized single garage with electric shutter door. The rear garden has been landscaped, is fully enclosed, and provides low maintenance with a modern patio and artificial lawn. The property has recently had replacement double glazing and a new main roof and further benefits from gas radiator heating. (A/1425/M)

- Beautifully presented two/three bedroom semi-detached
- Extended kitchen/dining/family room
- Shower room, en-suite bathroom and family bathroom
- Gas radiator heating and uPVC double glazing
- Landscaped low maintenance rear garden
- Off road parking and oversized garage









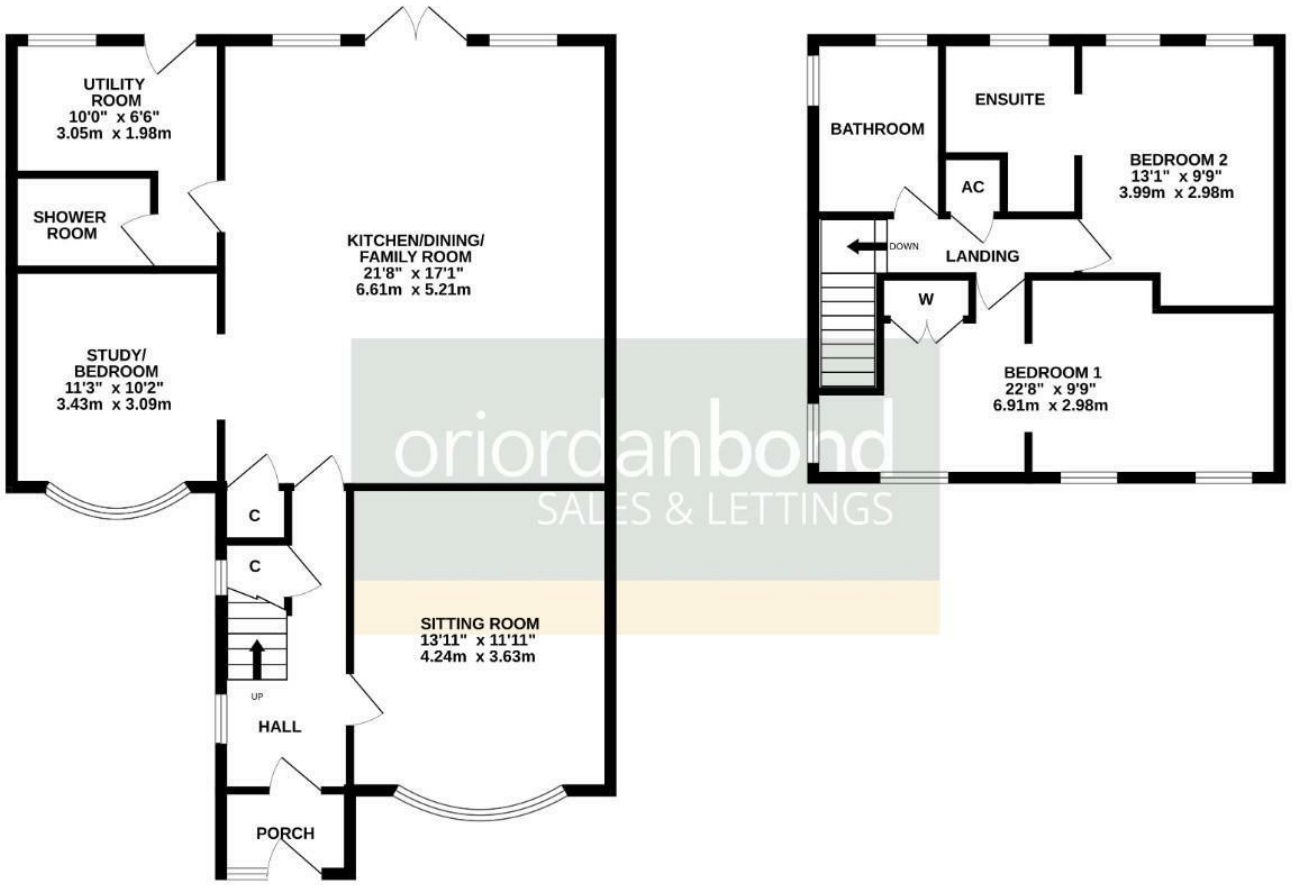






GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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: C

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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