



# Church Way

Weston Favell Village, Northampton

oriordanbond  
SALES & LETTINGS



## Church Way

Weston Favell Village  
NN3 3BT

Price  
£375,000

O'Riordan Bond is delighted to offer to the market this extended double bay fronted three bedroom semi-detached family home. Presented in immaculate condition throughout, the property is located within the sought after village of Weston Favell within close proximity of local schools and amenities.

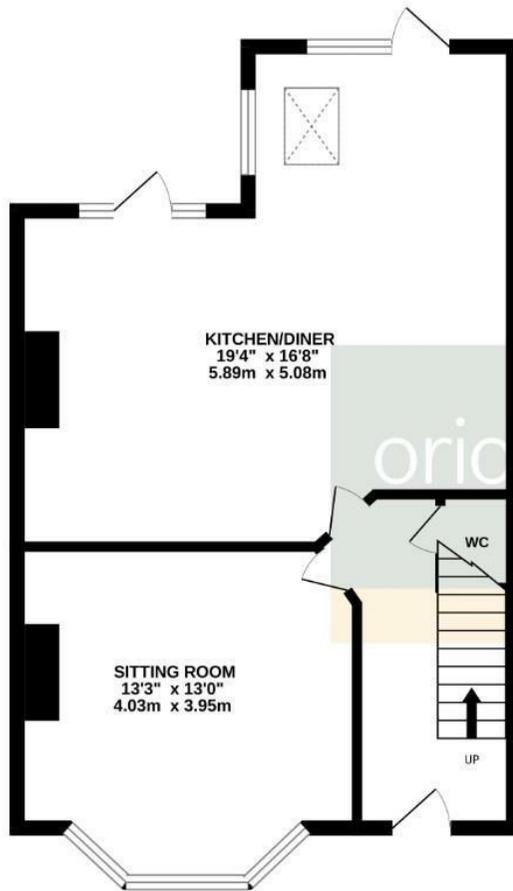
The accommodation comprises entrance hall, cloakroom/WC, sitting room with a feature log burner and bay window, extended re-fitted kitchen/dining room with utility area, three first floor bedrooms and a re-fitted family bathroom. Outside is a front garden with driveway providing off road parking. To the rear is a landscaped garden designed for low maintenance with artificial lawn and finished to a contemporary standard. Further benefits include gas radiator heating and uPVC double glazing. (A/933/M)

- Extended three bedroom semi-detached home
- Extended re-fitted kitchen/dining room
- Re-fitted bathroom
- Gas radiator heating
- Low maintenance landscaped rear garden
- Off road parking

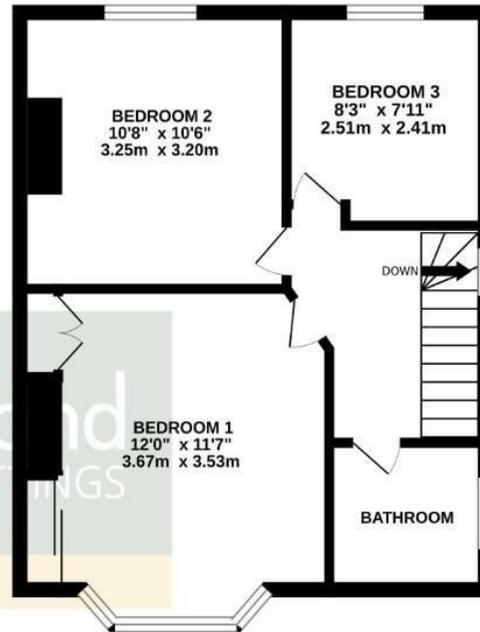




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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: C
- 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 Abington Vale Sales

01604 639007

abingtonvale@oriordanbond.co.uk

