



The Avenue

Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS



The Avenue

Spinney Hill
NN3 6BA

Guide Price
£465,000

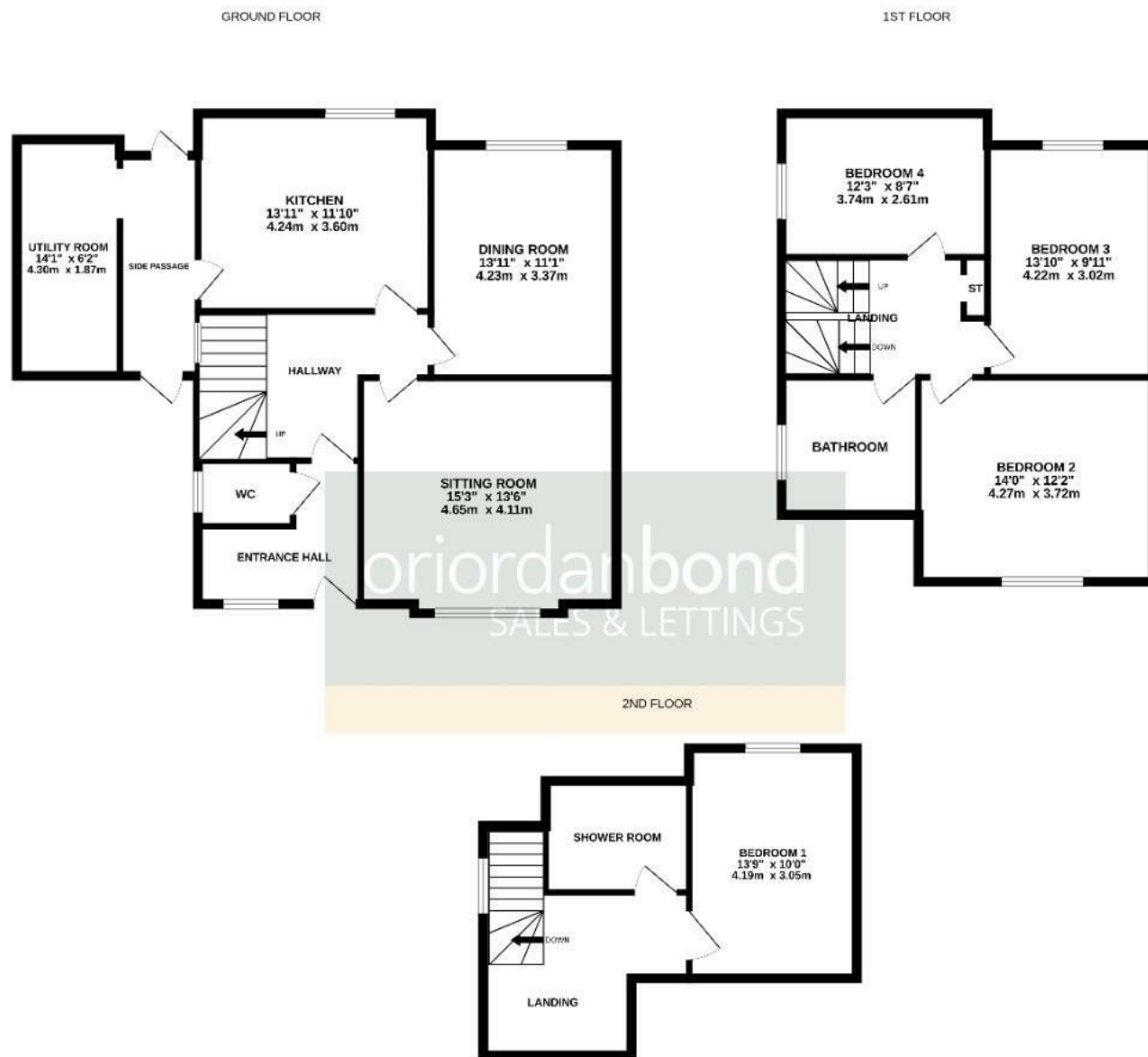
O'Riordan Bond is delighted to be the chosen agent for this rarely available spacious four bedroom mature semi-detached family home, positioned on this sought after Avenue, close to local amenities and good local schooling to include Northampton School for Girls.

Accommodation over three floors comprises large entrance porch with recently tiled flooring, entrance hall, cloakroom/WC, sitting room with window seat and original fireplace, formal dining room with original cupboards and hard wood flooring, modern kitchen/breakfast room with range cooker and a side lobby leading to a large utility room. The first floor offers three double bedrooms and a family bathroom with a further double master bedroom on the second floor with separate snug/study and large shower room. Outside is a gated front garden with secure side access to a large and beautifully tendered rear garden offering privacy from all aspects, fruit trees, several seating areas, large storage room/workshop, separate garage with off road parking and a further private garden with seating area at the rear of the property for entertaining. Further benefits include partial uPVC double glazing, gas radiator heating and wonderful period features throughout this fantastic family home. (B/1743/L)

- Spacious four bedroom semi-detached home
- Two reception rooms
- Separate family bathroom and shower room
- Gas radiator heating
- Beautifully tendered rear garden with storage room/workshop
- Off road parking and garage







TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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: E
- 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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