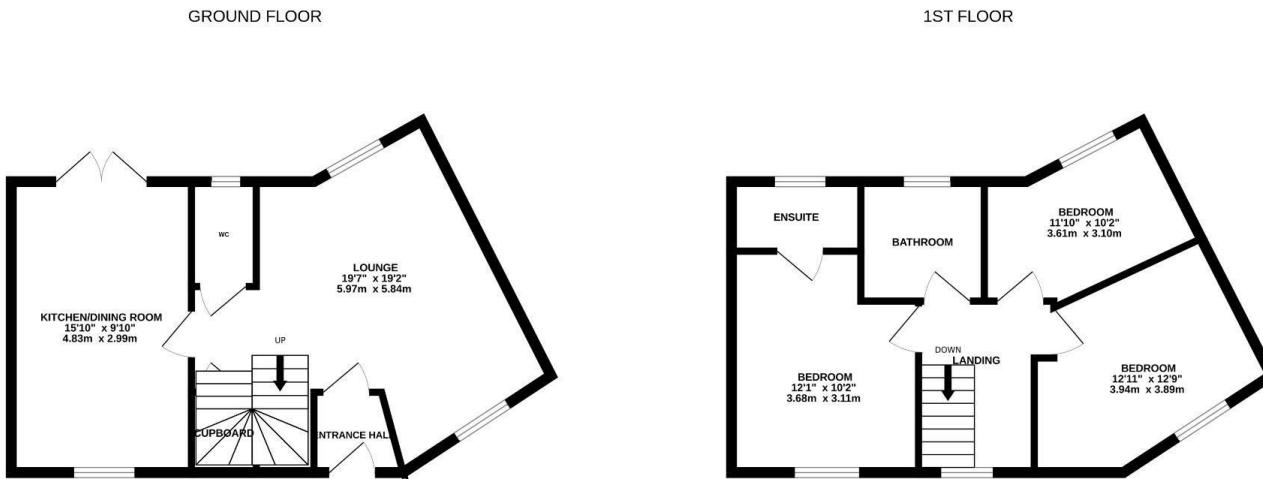




## 20 MAYFLY ROAD NORTHAMPTON, NN4 9EQ

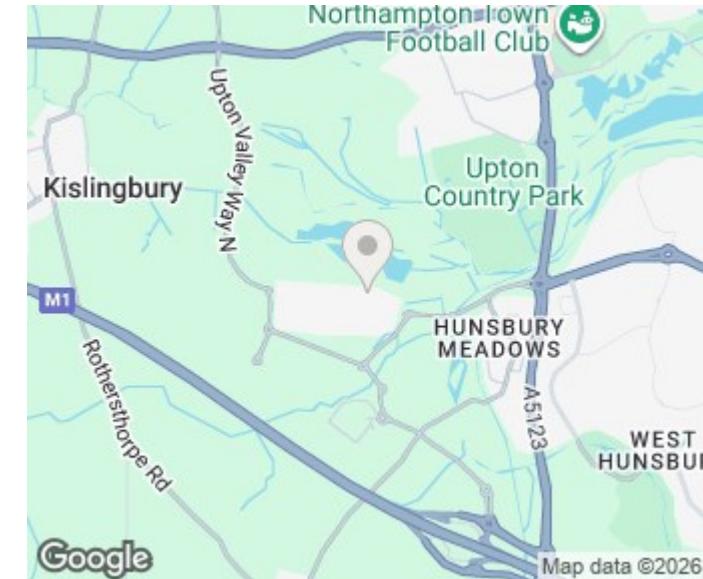
**£295,000  
FREEHOLD**

Stonhills are pleased to offer this well presented three bedroom semi-detached home in Pineham. Accommodation includes lounge, kitchen/dining room and WC. First floor: bedroom one with ensuite, two further double bedrooms and bathroom. Outside there is an enclosed rear garden and off road parking to the side for two cars with access to the garden. Close to local amenities, Pineham Barns Primary School, and excellent A45/M1 road links with trains to London from Northampton.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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