



# Ennerdale Road

Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS



# Ennerdale Road

Spinney Hill  
NN3 6BD

Price  
£315,000

**An extended and superbly presented 1930's three bedroom semi-detached family home, positioned in this sought location, close to lots of local amenities and good local schooling to include Northampton School For Girls.**

The accommodation comprises entrance porch, entrance hall, re-fitted cloakroom/WC, sitting room with bay window and feature chimney breast, extended kitchen/breakfast room with built-in appliances to include utility cupboard and wine cooler and a dining room with French doors to garden, feature chimney breast and original cupboards. The first floor offers three good size bedrooms, with built in wardrobes to bedrooms one and two, and a re-fitted family bathroom suite. Outside is a walled garden to the front with a stunning landscaped rear garden with private patio areas for entertaining, tree and shrub borders, summerhouse and storage shed with secure side access. Further benefits include uPVC double glazing, gas radiator heating with serviced combination boiler and many period features throughout this lovely family home. (A/1020/L)

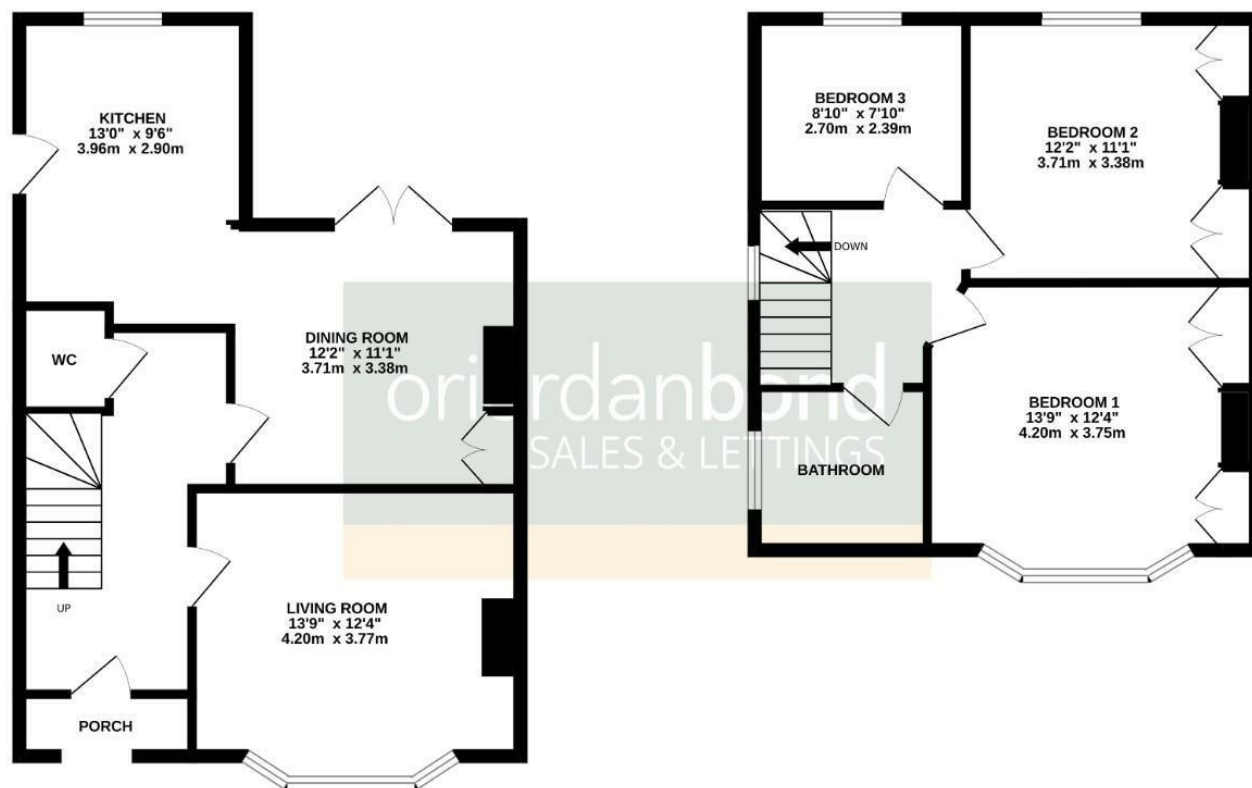
- Extended 1930's semi-detached family home
- Two reception rooms
- Re-fitted extended kitchen/breakfast room
- Re-fitted bathroom
- Gas radiator heating
- Large stunning landscaped rear garden





GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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 Parklands Sales**  
01604 639007

[parklands@oriordanbond.co.uk](mailto:parklands@oriordanbond.co.uk)

