



# Highlands Avenue

Spinney Hill, Northampton

oriordanbond  
SALES & LETTINGS



# Highlands Avenue

Spinney Hill  
NN3 6BH

Guide Price  
£300,000

**This extended and superbly presented three bedroom semi-detached home is situated in a quiet location within Spinney Hill, close to plenty of local amenities and good local schooling to include Northampton School for Girls. The property has been re-modelled and modernised to a good standard and is offered for sale with no upward chain.**

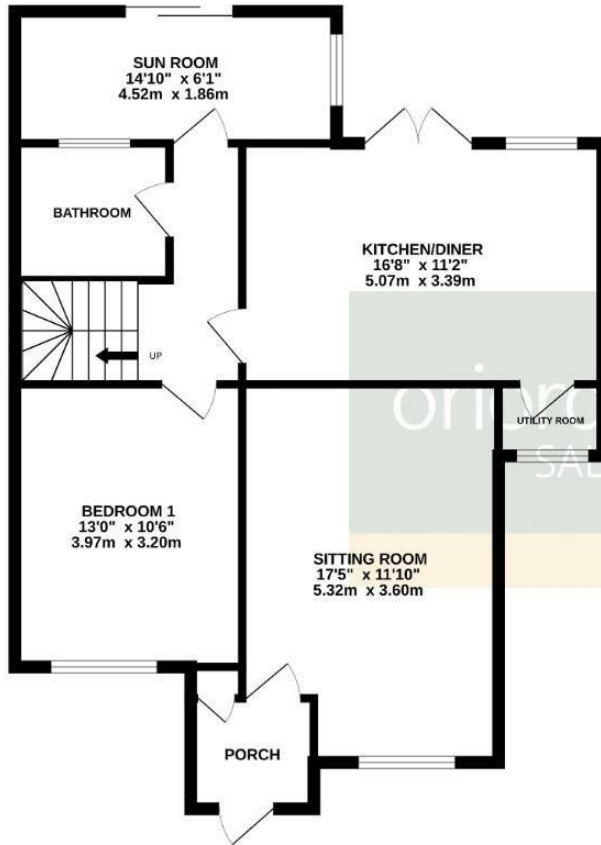
Accommodation comprises entrance porch, spacious sitting room with hard wood flooring and wood burning stove, large open plan kitchen/dining room with integrated cooking appliances, central Island, spotlighting and French doors to the garden, separate utility, extended sun room, double bedroom and bathroom on the ground floor. The first floor offers two further double bedrooms and a large shower room. Outside is good size block paved driveway providing off road parking for several vehicles. To the rear is a very private southerly facing garden with brick-built store, entertaining patios and secure side access. Further benefits include a recently combination boiler and uPVC double glazed windows and doors. (A/1138/M)

- Extended and re-modelled three bedroom semi-detached
- Separate family bathroom and large shower room
- Large open plan kitchen/dining room
- South facing rear garden with brick-built store
- Ample off road parking
- No upward chain

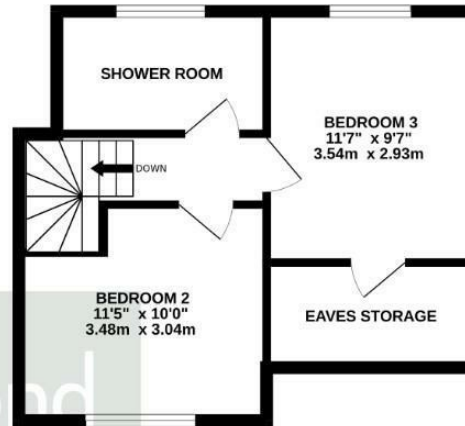




GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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: 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.

**O'Riordan Bond Parklands Sales**

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