



ENNERDALE ROAD, NN3  
**£240,000 FREEHOLD**

**Winkworth**



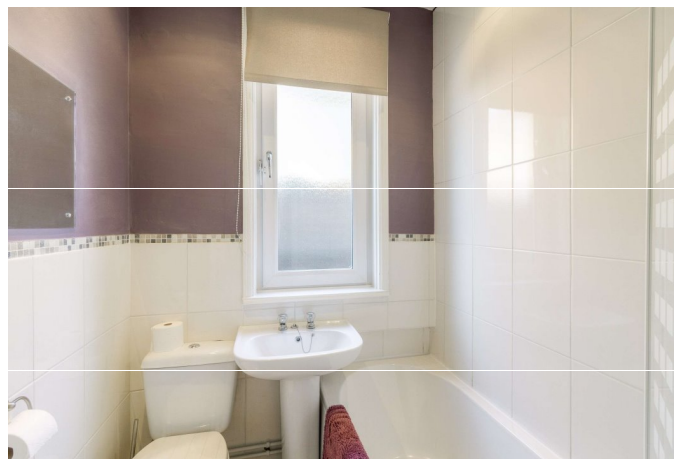
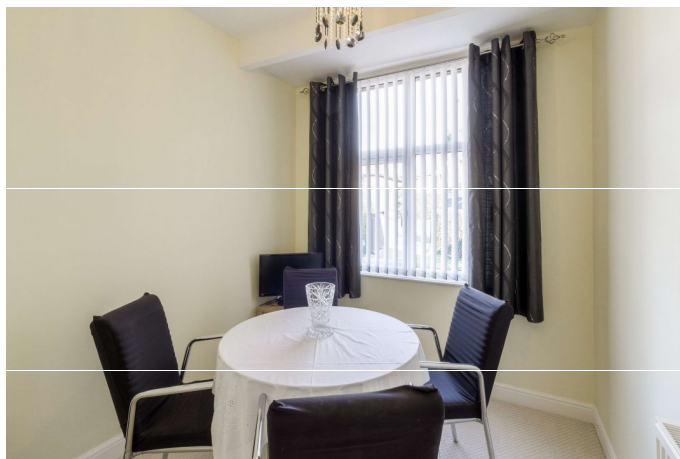


## ENNERDALE ROAD, NN3

Winkworth is delighted to bring to the market this extended three bedroom semi-detached bungalow in the well sought after area of Spinney Hill. The bungalow benefits from a 13' x 14' garage to the rear. In brief the home comprises bay fronted living room, kitchen, three bedrooms and a family bathroom. Externally to the rear the property offers a low maintenance paved rear garden and a small front garden. At the rear of the garden there is a oversized single garage with electric door, power and lighting. The garage is accessed via a rear service road. Call now to book your viewing! EPC Rating: TBC. Council Tax Band: B

### LOCAL AREA INFORMATION

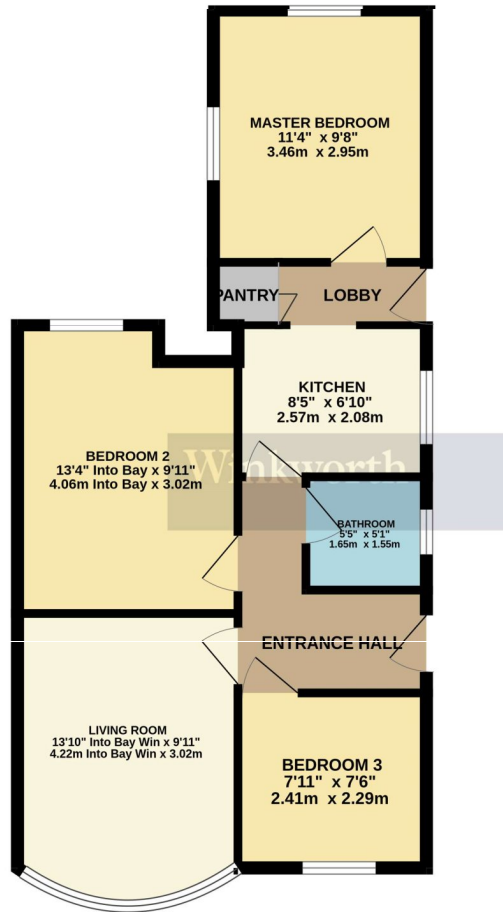
Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to university are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.







GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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Northampton | 01604 204455 | northampton@winkworth.co.uk

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