

17 Greenfield Avenue  
Spinney Hill  
Northampton  
NN3 2AA

£440,000

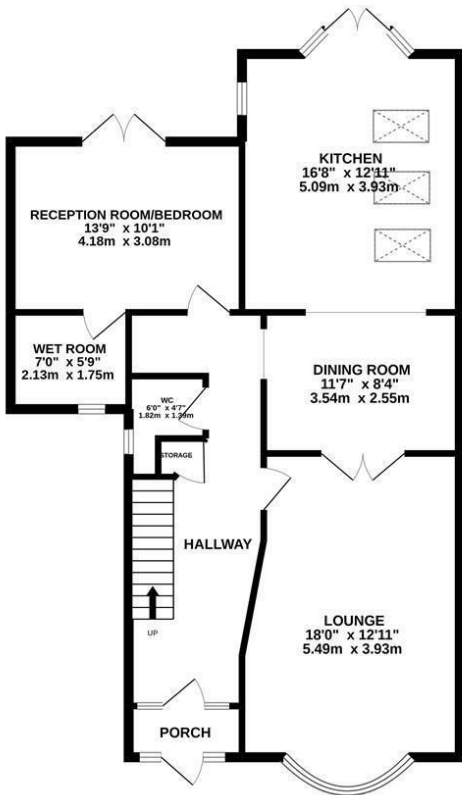


OSCAR JAMES

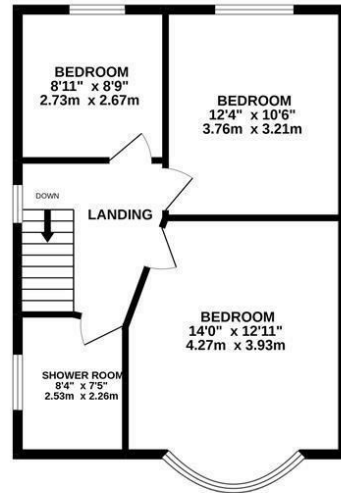
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# FLOOR PLANS

GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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## AT A GLANCE...



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## WHAT'S GREAT?

A stunning 1950's semi-detached home situated in the highly sought after location of Spinney Hill, Northampton.

Spinney Hill is central to Northampton town and this fantastic property is within walking distance to local shops, supermarkets, bus stops and local parks & green spaces. The location offers great transport links to the A45 & A43.

On entering this wonderful home you are greeted by a large hall giving access to the lounge with bay window, downstairs w/c & dining room. This home has been thoughtfully extended to the rear offering a modern fitted kitchen with patio doors leading to the rear garden. Additionally the garage has been fully converted to create a downstairs bedroom and shower room. This space would be perfect for an elderly member of the family or simply used as a home office or play room for young families.

The first floor offers two generously sized double bedrooms, number two offering fitted

wardrobes. Also a third bedroom and three piece family bathroom.

Externally to the rear of the property you have a great sized private rear garden with patio area. To the front of the property there is a gravel drive, offering parking for multiple cars.

This property would make a fantastic family home offering space, character, charm and must be seen to be appreciated. Offered to the market with NO ONWARD CHAIN.

To arrange your viewing please call sole selling agents Oscar James Northampton.

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# SELLER'S SECRET

I have thoughtfully enjoyed living on Greenfield Avenue and the location has been fantastic and extremely peaceful!

I hope the new owners enjoy their time here as much as I have!



## Why we like it....

An exciting opportunity to purchase a well established family home!

We do not expect this property to be on the market for long so please call Oscar James Northampton to avoid any disappointment!

To buy or not to buy....

# OSCAR JAMES

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