HARWOODS
Chartered Surveyors & Estate Agents

64 Irthlingborough Road, Finedon
NN9 5EJ

£220,000 Freehold

21 Silver St, Wellingborough
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Residential Sales
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For sale with no upward chain; a good sized three bedroom mid-terrace house with parking for at least two cars and a generous size south-west facing rear garden. The property is situated within the well served historic town of Finedon, and within a short walk of shops, schools and park.

The property would suit a family having three sensible sized bedrooms, all of which have fitted wardrobes. Downstairs there is a living room with fireplace, kitchen/diner and a WC. The main family bathroom/WC is upstairs. To the rear there is scope to extend, subject to obtaining neccessary permissions.

The property is conveniently located within easy reach of Rushden Lakes shopping/leisure facilities and the nearby towns of Wellingborough, Kettering and Rushden. The house is also well placed for the A14 and A45 dual carriageways. A regular rail service operates from Kettering and Wellingborough railway stations. Trains to London from Wellingborough take around fifty five minutes.

Viewing recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall
Part glazed timber entrance door, radiator, coat hooks, stairs to 1st floor and pine panelled door to:

Living Room
15'6" x 12'0" (4.72m x 3.66m)
Fireplace, radiator and UPVC double-glazed window to the rear. Under-stairs cupboard with UPVC double-glazed window and gas central heating boiler (installed in 2021).

Kitchen/Diner
18'11" max x 10'11" (5.77m max x 3.33m)
Tile effect laminate flooring, and UPVC double-glazed windows to the front and rear. Single drainer ceramic sink, base cupboards, wall cupboards, tall larder style unit and work-surface areas. Plumbing for washing machine, double radiator and part glazed door to rear lobby.

Rear Lobby
UPVC double-glazed door to the rear garden. Door off to:

WC
Low flush WC. UPVC double-glazed window to the rear.

First Floor Landing
Loft access hatch, UPVC double-glazed window to the front and doors off to all first floor rooms.

Bedroom 1
10'10" max x 9'7" max (3.30m max x 2.92m max)
Full width fitted wardrobes with sliding doors. Radiator. UPVC double-glazed window to the rear.

Bedroom 2
12'0" x 9'9" max (3.66m x 2.97m max)
Fitted wardrobes with sliding doors. Radiator. Two UPVC double-glazed window to the rear.

Bedroom 3
9'2" x 8'0" (2.79m x 2.44m)
Full width fitted wardrobes with sliding doors. Radiator. UPVC double-glazed window to the front.

Bathroom
With white suite comprising close-coupled WC, washbasin and bath with shower over (including rainfall shower head). Built-in storage cupboard, chrome towel radiator, extractor fan, tiled floor and UPVC double-glazed window to the front.

Outside - Front
Block paved front garden with off road parking for two cars side by side. Shared access on foot via side passage to the rear garden.

Outside -Rear
Established rear garden that features good size lawn, patio area, garden storage shed and a range of small conifers and ornamental trees/shrubs. The garden enjoys a sunny, westerly aspect.

Council Tax Band
North Northamptonshire Council. Council Tax Band B.

Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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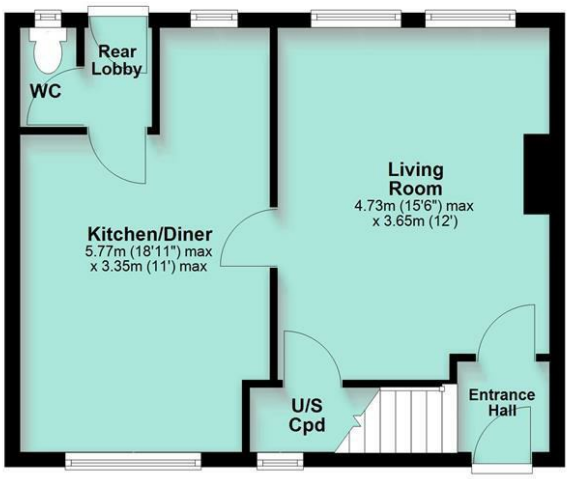
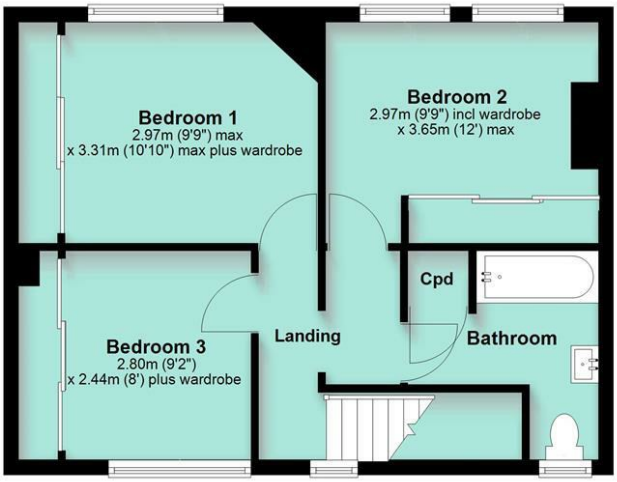
Ground Floor



First Floor



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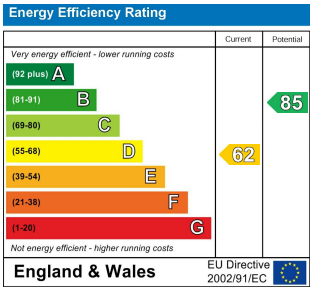
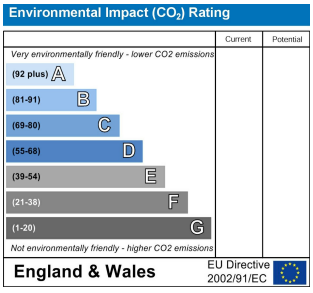
Plan produced using PlanUp.





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