



HARWOODS

Chartered Surveyors & Estate Agents



121 Torrington Crescent, Wellingborough
NN8 5ET

£270,000 Freehold

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121 Torrington Crescent, Wellingborough, NN8 5ET

A smartly presented and extended, 1970's built 3 bedroom semi-detached family home, positioned to the north of the town, on the established residential estate of Vicarage Farm.

Featuring a stylish, refitted kitchen with stone work tops, UPVC double glazing and gas central heating; the house offers well proportioned accommodation consisting of an entrance porch, generous lounge, kitchen opening onto the dining room, 3 bedrooms and bathroom suite that is due to be upgraded by the middle of May. Outside there is a smartly paved driveway providing off road parking for several vehicles, EV charging point and a longer than normal garage with roller door.

Torrington Crescent has long been one of the more popular estates in the town, being well placed for a range of amenities including Kilborn Park, the sought after Redwell Primary School, a parade of shops, Redwell leisure centre and doctors surgery. The house is a just over a miles from the town centre, whilst Wellingborough train station (providing a service to London St Pancras in under 50 minutes) is approximately 2 miles.

Ideal for a first time buyer, commuter or someone 'starting over', a viewing is recommended to fully appreciate all that the house has on offer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall/porch

Enter from the side via composite double glazed door. Carpet, double glazed window to the front, internal door into the living room.

Living Room

15'0" x 15'6" (4.57m x 4.72m)

Fitted carpet, double glazed window to the front, radiator, under stairs cupboard, stairs rising to the first floor landing, doors to the kitchen/dining room.

Kitchen

8'11" x 15'6" (2.72m x 4.72m)

Smartly refitted kitchen that features stone work tops and splash backs, integrated sink and drainer, gas hob, oven and grill, extractor fan, wine fridge, base and wall mounted cupboards, pull out drawers, double glazed window to the side and door to the rear garden. Opening to the dining room.

Dining Room

8'3" x 6'8" (2.51m x 2.03m)

Stylish tiled flooring running through from the kitchen area, patio doors to the rear garden and radiator.

First Floor Landing

Double glazed window to the side, wood laminate flooring, useful over stairs storage cupboard, loft hatch, doors to all first floor rooms.

Bedroom 1

12'11" x 9'4" (3.94m x 2.84m)

Fitted carpet, radiator, double glazed window to the front, overhead storage cupboard.

Bedroom 2

11'0" x 7'2" (3.35m x 2.18m)

Fitted carpet, cupboard, radiator and double glazed window to the rear.

Bedroom 3

7'4" x 5'10" (2.24m x 1.78m)

Fitted carpet, radiator and double glazed window to the front.

Bathroom & Separate WC

The bathroom is in the process of being updated, with the wall being removed between the bathroom and cloakroom. New fittings are expected to be fitted by the middle of May. Presently the room consists of a bath, WC, tile splash backs, double glazed window to the rear. Separate

door to the WC which is a smartly tiled room and also features a double glazed window.

Outside - Driveway

The front of the property features a Smartly paved driveway along with a hardstanding driveway that runs down the side of the house, leading to a single garage. EV charger point and gated access to the rear garden.

Rear Garden

Enclosed rear garden that enjoys a sunny, westerly facing and features lawn and patio areas. Side door to the garage.

Garage

22'2" x 9'3" (6.76m x 2.82m)

Larger than normal garage that features electric roller door, power and lighting, double glazed door and window to the side.

Council Tax Banding

North Northamptonshire. Band C rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

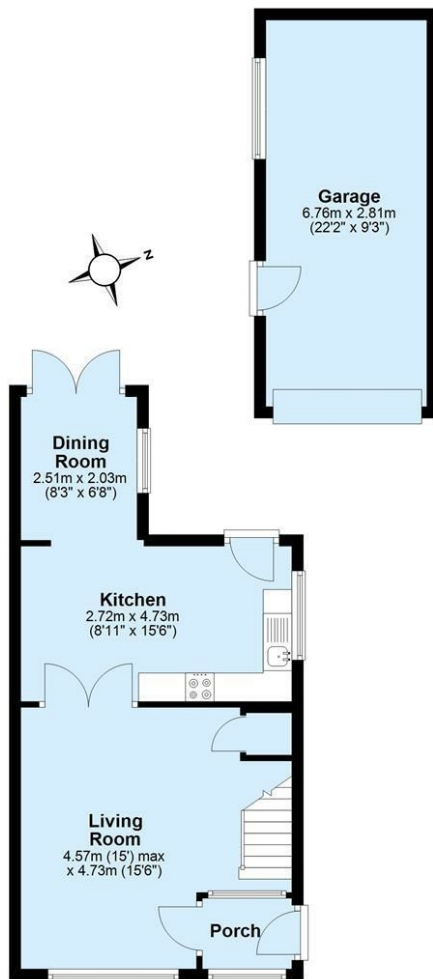




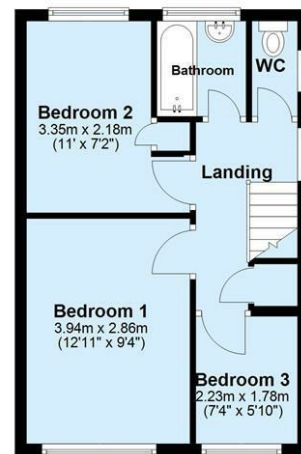
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	