HARWOODS
Chartered Surveyors & Estate Agents







6 Leys Road, Wellingborough
Northamptonshire NN8 1PN

£230,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
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Residential Sales
T : 01933 278591
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A very spacious extended family house with a garage, long southerly facing garden and a well presented interior. With 3 sensibly sized bedrooms and local primary schools within a few minutes walk, this is an ideal home for a family with younger children. Wellingborough railway station is a short 15 minutes walk from the house. The journey time to London St Pancras is around 55 minutes.

The accommodation includes a generously sized lounge with bay window, a good sized kitchen/dining room with French doors out to the garden. The upstairs bathroom is a sensible size and includes an electric shower over the bath. The house also has UPVC double-glazing and gas radiator central heating.

Finding a three bedroom house like this with a garage and within walking distance of the station at this price is a rarity and we strongly recommend viewing.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, stairs to 1st floor and door off to:

Lounge/Diner

19'10" plus bay x 14'3" max (6.05m plus bay x 4.34m max)

Two radiators, under-stairs cupboard, UPVC double-glazed bay window to the front and doorway leading to:

Kitchen/Breakfast Room

13'0" x 11'9" (3.96m x 3.58m)

Fitted with a range of high gloss cream coloured units to include base and wall mounted storage cupboards. Work-surface areas, single drainer stainless steel sink, tiled floorplumbing for washing machine, UPVC double-glazed window to the rear and UPVC double-glazed French doors to the rear garden. Electric oven, stainless steel gas hob and stainless steel filter hood. Concealed Ideal Independent C24 gas boiler. There is also an integrated dishwasher but the seller advises that the appliance is not in working condition.

First Floor Landing

Radiator, loft access (pull down ladder and partially boarded), doors off to:

Bedroom 1

11'3" min x 11'0" plus bay (3.43m min x 3.35m plus bay)

Radiator and UPVC double-glazed bay window to the front.

Bedroom 2

11'10" x 7'3" min (3.61m x 2.21m min)

Double radiator and UPVC double-glazed window to the rear.

Bedroom 3

8'5" plus wards x 8'5" (2.57m plus wards x 2.57m)

Fitted wardrobes, radiator and UPVC double-glazed window to the side.

Bathroom

White suite comprising WC, pedestal washbasin and panelled bath with electric shower over. Radiator, part tiled walls, extractor fan and UPVC double-glazed window to the rear.

Outside

Enclosed front garden and access to the attached garage (described below). Good length sunny aspect rear garden with paved patio, lawn and borders.

Garage

17'4" x 7'4" min 11'5" max (5.28m x 2.24m min 3.48m max)

Roller door to front, rear personnel door to garden and rear window. Light and power.

Council Tax Band

North Northamptonshire Council. Council Tax Band A

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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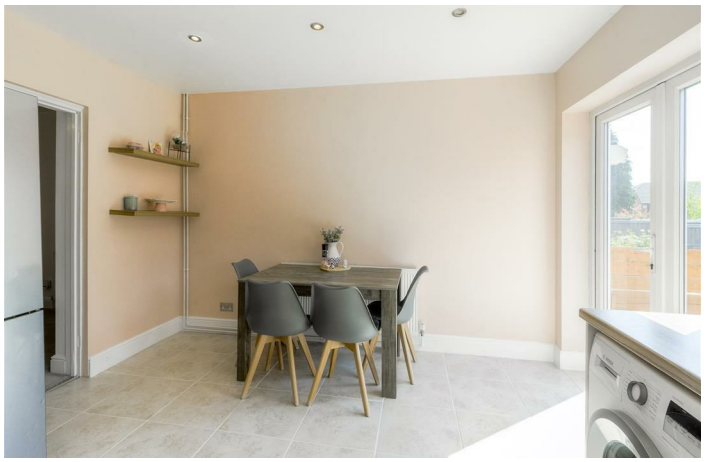












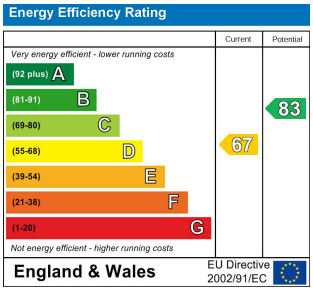


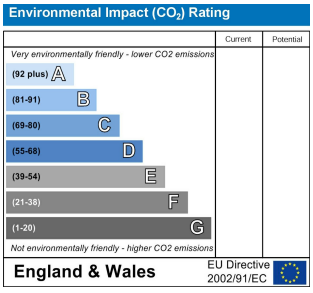


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Plan produced using PlanUp.





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