



HARWOODS

Chartered Surveyors & Estate Agents



94 Stanwell Way, Wellingborough
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£215,000 Freehold

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For sale with no onward chain; a three bedroom chalet style semi-detached house with versatile accommodation that includes a hallway, long 27ft lounge/diner, lean to timber conservatory, kitchen, ground floor 3rd bedroom and two further bedrooms and a bathroom upstairs. The ground floor bedroom could suit an alternative use such as a home office, playroom or extra sitting room.

The property has UPVC double-glazing, cavity wall insulation, some double-glazed skylight windows and gas radiator central heating. The property would benefit from some updating but has been realistically priced to reflect that.

Viewing is recommended and Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed entrance door and matching side panel. Radiator, built-in cupboard, staircase rising to first floor landing and doors off to lounge/diner, bedroom 3 and kitchen.

Lounge/Diner

27'0" x 8'11" min (8.23m x 2.72m min)

Living area with electric fire/surround, double radiator and UPVC double-glazed window to the front. Dining area with double radiator and UPVC double-glazed French doors leading to lean to conservatory.

Lean to Conservatory

18'10" x 6'7" (5.74m x 2.01m)

Timber framed lean-to with single glazed windows and polycarbonate sheet roof. Radiator. Double glazed door to the rear garden.

Kitchen

10'7" min x 7'5" (3.23m min x 2.26m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Wall tiling, plumbing for washing machine, Worcester gas central heating boiler and UPVC double-glazed window to the front.

Bedroom 3

8'6" x 7'4" (2.59m x 2.24m)

Radiator and UPVC double-glazed window looking through to the lean-to conservatory.

First Floor Landing

Built-in cupboard, UPVC double-glazed window to the side and doors off to:

Bedroom 1

11'4" x 9'8" (3.45m x 2.95m)

Radiator, under-eaves storage access and double-glazed rooflight window to the rear.

Bedroom 2

11'6" max x 6'5" max (3.51m max x 1.96m max)

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

Bathroom

White suite comprising close-coupled WC, vanity washbasin and panelled bath with shower mixer over. Radiator, part tiled walls, UPVC double-glazed window to the side and double-glazed skylight window to the rear.

Outside

Front garden with shrubs, partial paving and low front boundary fence. Tarmac driveway providing off road car parking. Gate gives side access to the south-easterly aspect rear garden with lawn, patio, timber shed and established shrubs.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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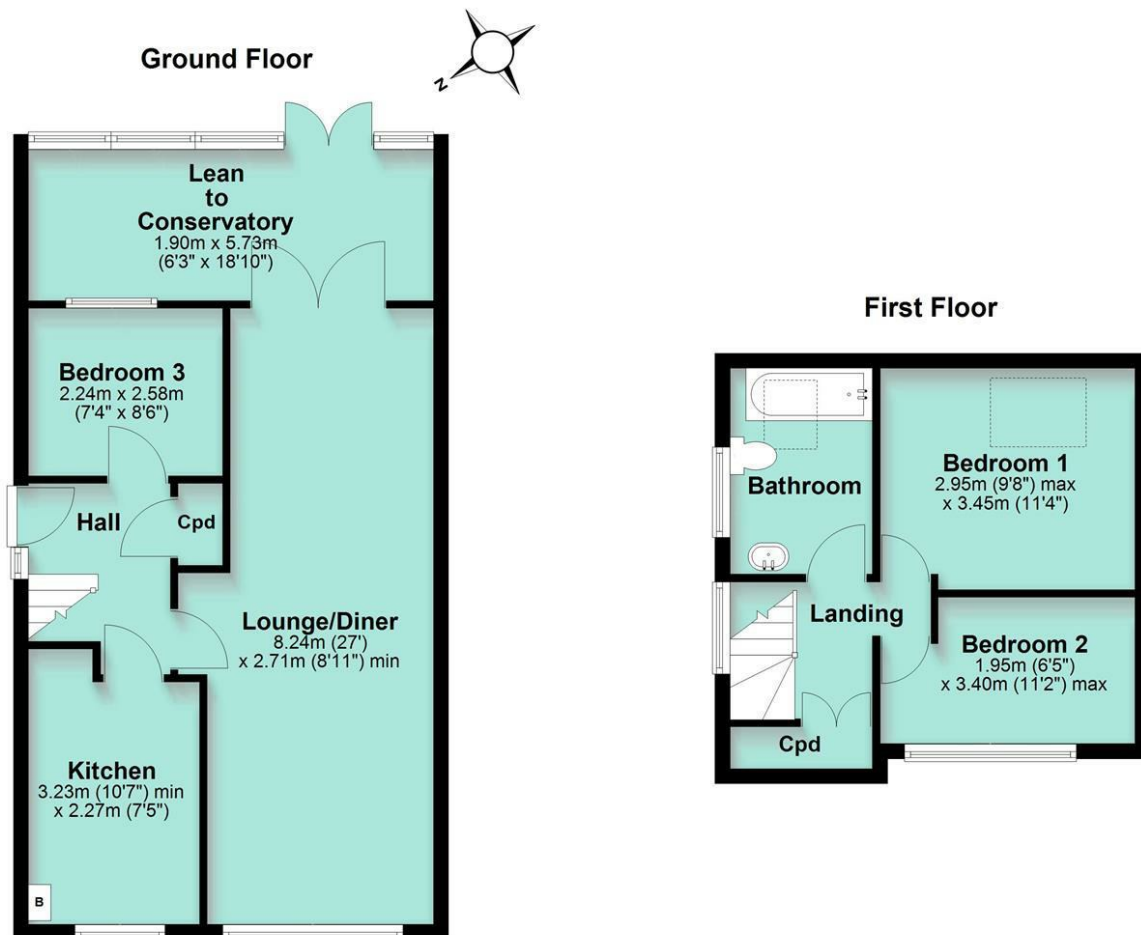
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

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	75

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	