HARWOODS
Chartered Surveyors & Estate Agents

146 Brickhill Road, Wellingborough
NN8 3JP

£265,000 Freehold

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A good sized 3 bedroom semi-detached house that was built in around 1965 and then extended in the 1980s to increase the size of the living room and hallway. The property now provides good sized accommodation with three double bedrooms and so would suit families. The house is also within a short walk of the local primary and secondary schools which adds to the family appeal.

Unusually the house has a very deep front garden as it is set back of the road and has a driveway that gives parking for three cars. There is space to create further parking if necessary. There is also a rectangular shaped rear garden accessed by French doors from either the lounge/dining room or utility room.

The accommodation in full comprises a good sized hallway, cloakroom/WC, lounge/dining room, kitchen/breakfast room, utility room, landing, three double bedrooms and shower room.

This is a well proportioned house in a really convenient location and viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Front door with inset sealed unit double-glazed panels. Fitted shoe cupboard, dado panelling, double radiator, UPVC double-glazed window to the front, and doors off to cloakroom/WC, living room and kitchen.

Cloakroom/WC

WC and vanity washbasin. Tiled floor, radiator and secondary-glazed window to side.

Lounge/Dining Room

23'5" x 11'6" max (7.14m x 3.51m max)

Two double radiators, ceiling coving, high level display shelving, part dado panelling, mock fire-surround, ceiling coving, UPVC double-glazed window to the front and UPVC double-glazed French doors to the rear gardens with similar panels flanking.

Kitchen/Breakfast Room

11'4" x 9'6" (3.45m x 2.90m)

single dariner 1.5 bowl sink, tiled work-surface areas, base cupboards, storage drawers, double wall cupboard and open fronted wall shelving. Five burner stainless steel gas hob, stainless steel filter hood and electric oven. Double radiator, under-stairs cupboard, UPVC double-glazed window to the rear and an opening that leads through to the utility room.

Utility Room

9'9" x 7'2" (2.97m x 2.18m)

Circular stainless steel sink, work-surface, base cupboards and wall cupboards. Tiled floor, plumbing for washing machine, door to garage and UPVC double-glazed French doors to the rear garden.

First Floor Landing

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

Bedroom 1

12'3" x 10'8" (3.73m x 3.25m)

Double radiator, over-bed storage lockers, open fronted wardrobes, low level storage drawers and UPVC double-glazed window to the front.

Bedroom 2

10'11" x 10'8" (3.33m x 3.25m)

Radiator, cupboard housing the Vokera gas central heating boiler, fitted wardrobe, open fronted wardrobes and UPVC double-glazed window to the rear.

Bedroom 3

10'5" max x 9'6" max (3.18m max x 2.90m max)

Double radiator, open fronted wardrobe, low level storage drawers, shelving and UPVC double-glazed window to the rear.

Shower Room

WC with concealed cistern, glass washbasin and shower enclosure. Fully tiled walls, electric towel warmer, single radiator and UPVC double-glazed window to the side.

Front Garden

The property has a deep front garden with lawn and driveway which is long enough to park up to three cars. There is also space to create more parking in the future if required bu using existing lawn space.

Garage

17'5" x 8'1" (5.31m x 2.46m)

Flourescent lighting and power sockets. Front garage door and rear door that leads into the utility room.

Rear Garden

Lawn, paved patio and shrub borders.

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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LITTLE FRASED AROUND
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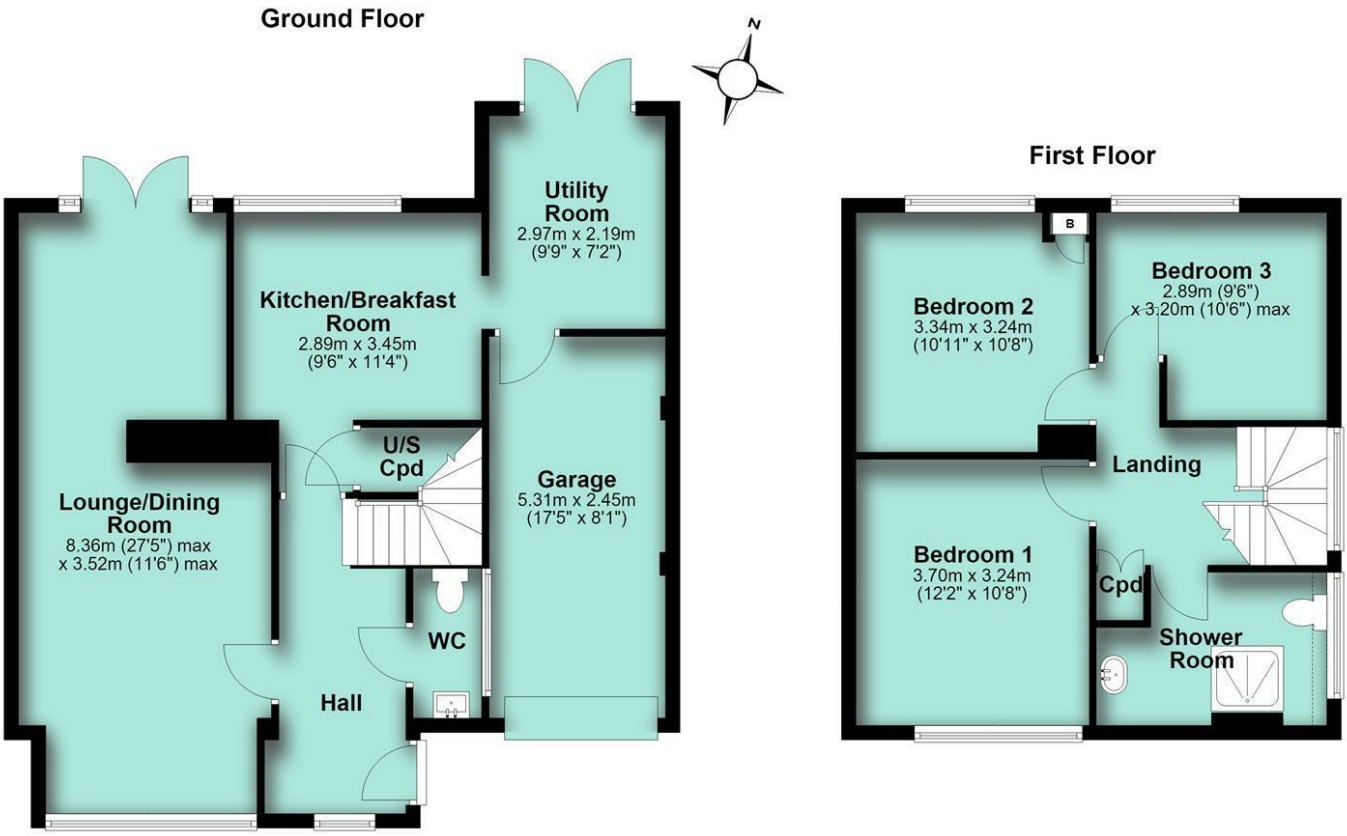

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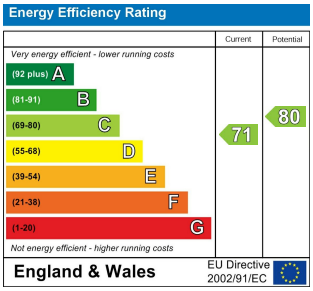
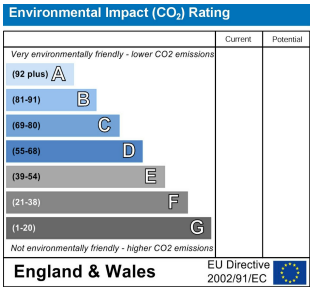
Plan produced using PlanUp.





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