



55 Dulley Avenue  
Wellingborough, NN8 2PR



**Simpson & Weekley**

We are delighted to offer For Sale this good sized three bedroom family home, rarely available with a garage and ample off road parking. The front and rear gardens are fully enclosed and make an ideal space for children or entertaining in the summer months. Internally, the property boasts a refitted kitchen, cloakroom and first floor bathroom. There is UPVC double glazing and gas to radiator central heating. This property would make an ideal family home situated within walking distance to a local primary school. An early inspection is highly recommended.

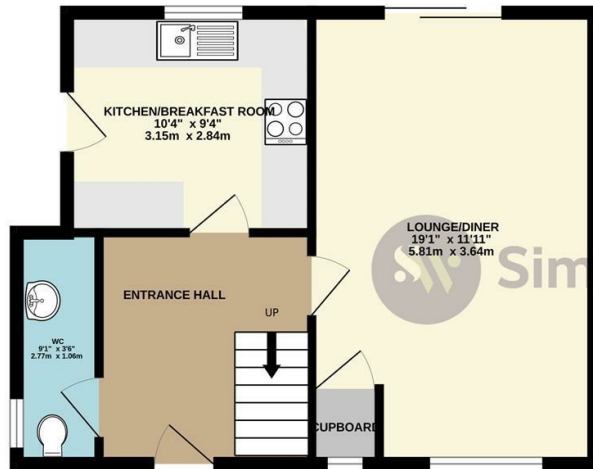
EPC Rating: C/69



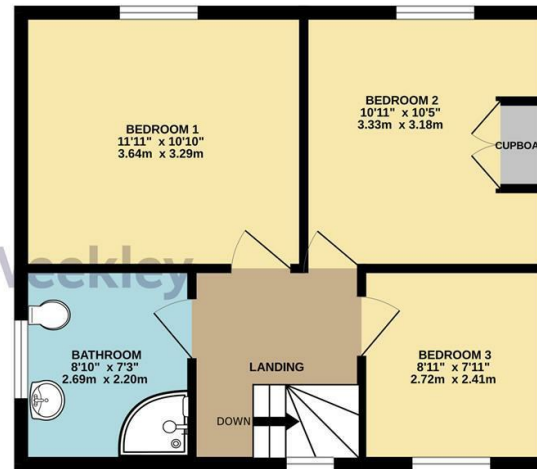
Offers In Excess Of £240,000



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



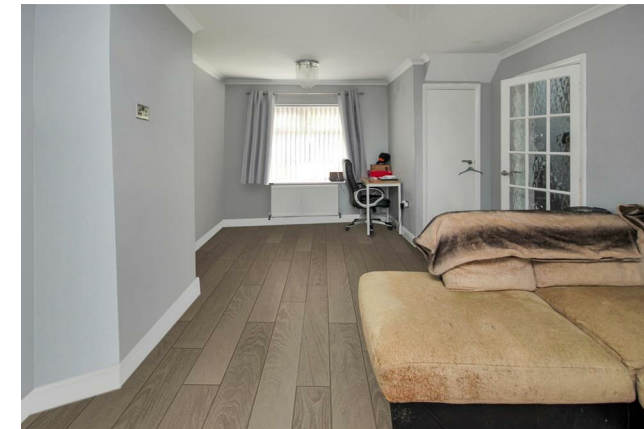
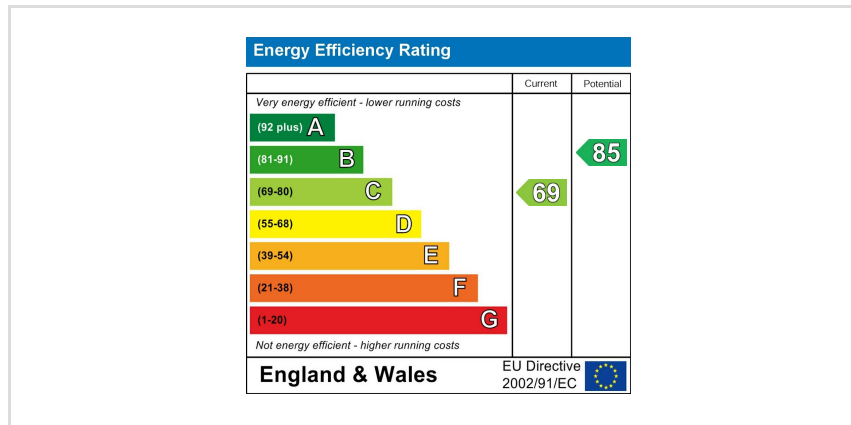
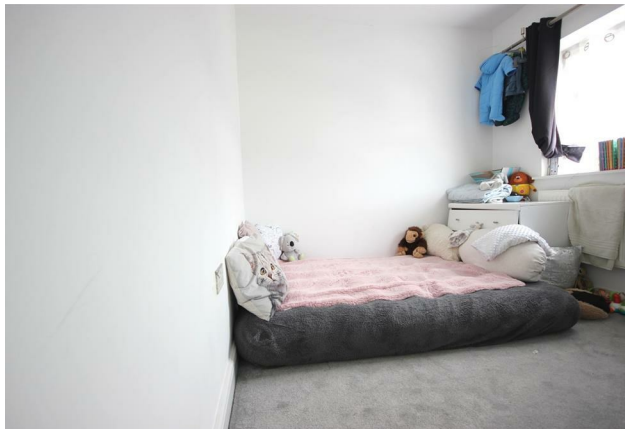
1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Simpson  
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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS