



15 Chimney Crescent  
Irthlingborough, Northants NN9 5WF



**Simpson & Partners**





Sought after location with off road parking for 3/4 cars. This lovely two bedroom end terrace home is situated within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include gas central heating, Upvc double glazing and enclosed garden. Enter the property into the hallway with doors to; downstairs wc, kitchen set to the front with ample storage, built in oven, hob and extractor fan, space and plumbing for washing machine and space for fridge/freezer. Lounge/dining room set to the rear with storage cupboard under the stairs and patio doors leading out to the rear garden. To the first floor are two double bedrooms with the master affording built in storage, family bathroom fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level wc. Externally to the front is a gravelled area for parking and pathway to front door, to the rear of the property is further allocated parking for two/three further cars. The rear garden has gated access to the side, enclosed with timber fencing, lawn and patio areas. Viewing is highly recommended to appreciate the location of this well presented home.

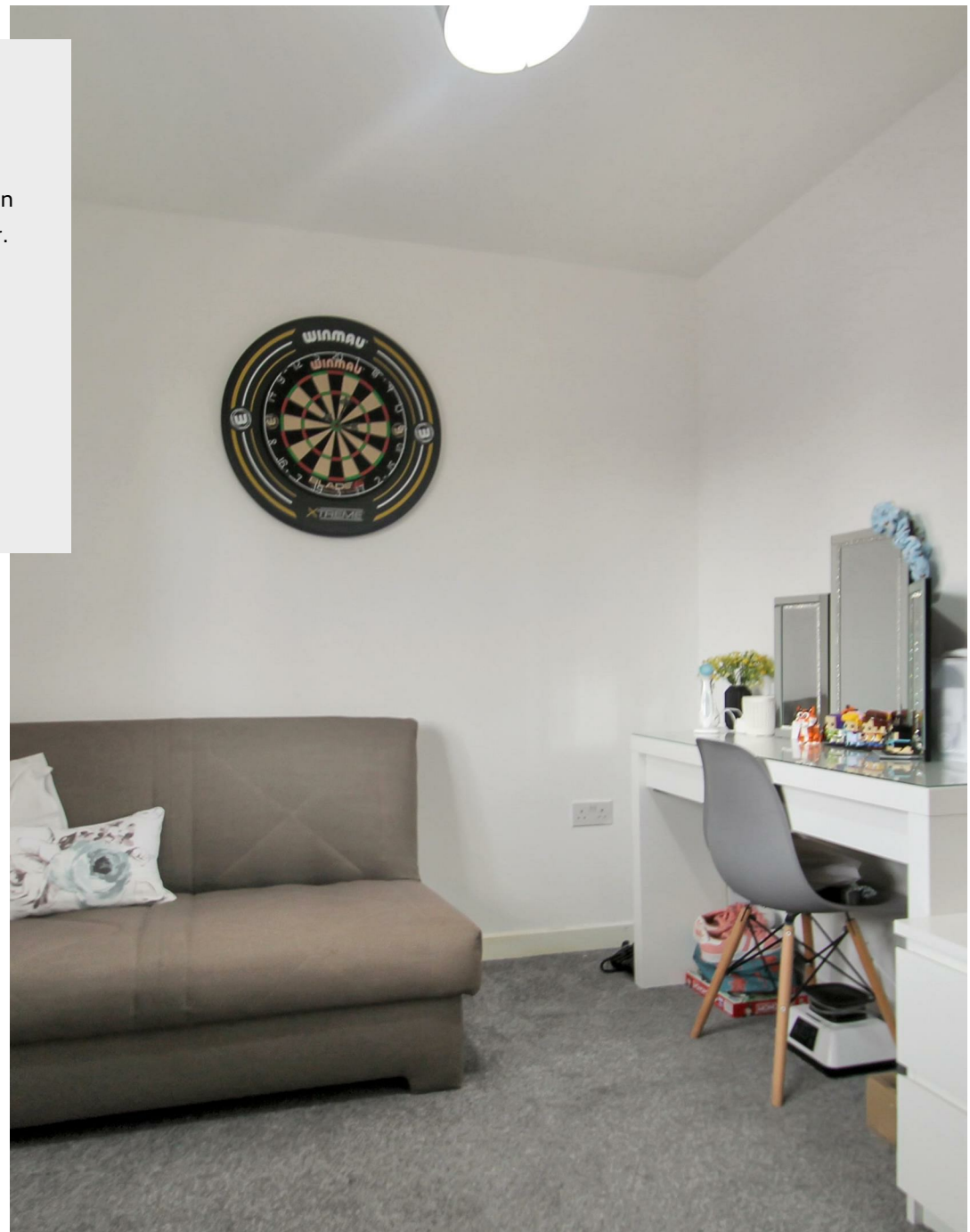
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Asking Price £220,000

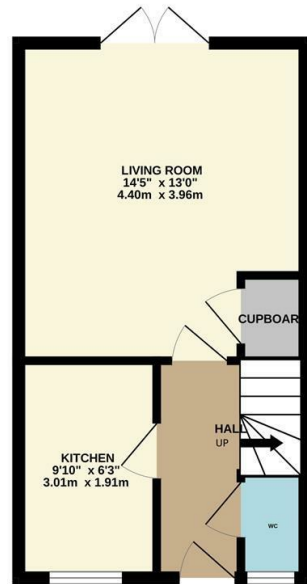




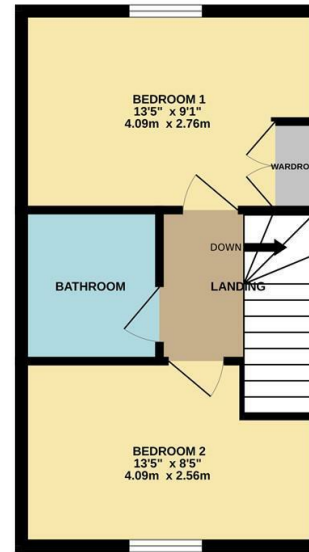
Irthlingborough is a small town offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. The new Rushden Lakes development is 10 minutes drive offering many recreational facilities and shops and restaurants, along with river walks. Wellingborough train station is approximately 15 minutes drive giving access to London St Pancras in under an hour. The major road network links of the A6, A45 leading to the M1 are also close by.



GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.

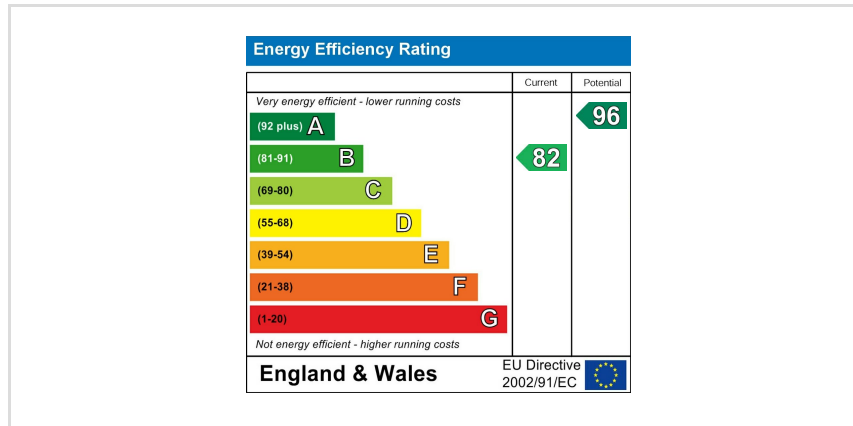


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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