



**Westfield Road, Wellingborough NN8 3HR**



**welcome to**

## **Westfield Road, Wellingborough**

Ideal for first time buyers or investors, this deceptive three bedroom mid terrace family home offers versatile accommodation with the addition of basement rooms which incorporates a play room, office and utility room. Further benefits include double glazing and central heating. Viewing recommended.



## Storm Porch

### Entrance Hall

Double glazed door to front, stairs rising to first floor landing, wood floor, dado rail, built-in under stairs storage cupboard, coving to ceiling, radiator.

### Lounge

15' 5" x 11' 11" plus bay ( 4.70m x 3.63m plus bay )  
Double glazed bay window to front, feature fireplace, radiator.

### Kitchen/ Breakfast Room

17' 10" x 8' 8" ( 5.44m x 2.64m )  
Double glazed window to rear, further double glazed door to rear. Kitchen comprising one and half bowl single drainer sink unit inset to work surface, base and wall mounted storage units, built-in extractor hood, space for cooker, wall mounted boiler, radiator, tiled splash backs and floor, coving to ceiling.

### Basement Utility Room

13' 4" x 8' 9" ( 4.06m x 2.67m )  
Single drainer stainless steel sink unit, plumbing for washing machine, worksurface, tiled floor, built-in storage cupboard.

### Play Room

15' 1" x 11' 8" ( 4.60m x 3.56m )  
Ceiling light, extractor fan.

### Room Two

13' 1" x 5' 8" ( 3.99m x 1.73m )

## First Floor Landing

Hatch to loft space, built-in walk in storage cupboard.

### Bedroom One

11' 9" x 10' 10" ( 3.58m x 3.30m )  
Double glazed window to rear, radiator, ceiling lights.

### Bedroom Two

11' 11" x 10' 4" ( 3.63m x 3.15m )  
Double glazed window to front, radiator, ceiling lights, coving to ceiling.

### Bedroom Three

8' 8" x 8' 10" ( 2.64m x 2.69m )  
Double glazed window to rear, radiator.

### Bathroom

Double glazed window to front, panelled bath with shower over, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs and floor.

## Outside Front Garden

Forecourt style with low wall.

### Rear Garden

Steps down to paved patio area, further steps down to rear garden, laid to lawn, floral borders, shared side pedestrian access.



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## **Westfield Road, Wellingborough**

- Three bedroom mid terrace
- Basement rooms
- Double glazing
- Gas central heating
- Walking distance from town

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113474 - 0003

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