







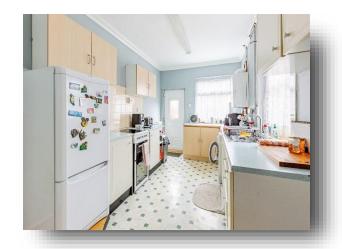


welcome to

Whitworth Road, Wellingborough

A well presented three bedroom end of terrace family home benefitting from double glazing, radiator central heating, three generous bedrooms and upstairs bathroom and a southern aspect rear garden. Easy access for the train station and ideal for first time buyers or investors.













Entrance Hall

Entered via a double glazed door, radiator and stairs to first floor.

Lounge

11' 4" \times 11' 4" into recess ($3.45m \times 3.45m$ into recess) Double glazed window to front, radiator, feature fireplace and arch to...

Dining Room

12' 4" x 11' 8" Max (3.76m x 3.56m Max) Double glazed window to rear, radiator and feature fireplace.

Kitchen

14' 10" x 8' 6" (4.52m x 2.59m)

Base and eye level units with work surface over, stainless steel sink and drainer, space for white goods, washing machine, boiler, radiator, under stair pantry, double glazed window to side and rear and double glazed door to rear.

First Floor Landing

Loft Access.

Bedroom One

14' 10" to Back of Wardrobes x 11' 4" (4.52m to Back of Wardrobes x 3.45m)

Two double glazed windows to front, radiator and fitted wardrobes at each side of the chimney breast.

Bedroom Two

12' 4" x 9' 4" Max (3.76m x 2.84m Max) Double glazed window to rear and radiator.

Bedroom Three

 $8' 6" \times 8' (2.59m \times 2.44m)$ Double glazed window to rear and radiator.

Bathroom

Wc, wash hand basin, bath with shower over, shower screen, tiled walls, radiator and double glazed window to side.

Outside Front Garden

Side access to the rear garden with a gate at the far rear.

Rear Garden

Fence and wall enclosed with patio, lawn and a gated access onto the path.





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- Three generous bedrooms
- Double glazing and radiator central heating
- Easy access for the train station
- Southern aspect rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£185,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113747



Property Ref: WBR113747 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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