



22 Edinburgh Road, Wellingborough, Northants, NN8 2HW

£309,995

A STYLISH FAMILY HOME!!! This 3 bedroom semi detached home with large block paved driveway and spacious garage is offered for sale with no upward chain. The property has been greatly improved by the current owners in recent years and is presented in great condition throughout. Benefits of this home include: Spacious open plan lounge/kitchen/diner measuring over 23ft by 18ft, smart refitted kitchen with range cooker, stylish refitted bathroom, 3 double bedrooms, large single garage measuring over 26' in length with spacious workshop attached, newly fitted UPVC double glazing and gas central heating. Outside to the rear there is a great sized family garden mainly laid to lawn with a raised patio area and an area of artificial lawn. To the front is a large block paved driveway proving good off road parking.

Overall this is a brilliant family home with modern open plan living and lots to offer and its ready to move straight in to

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING: C







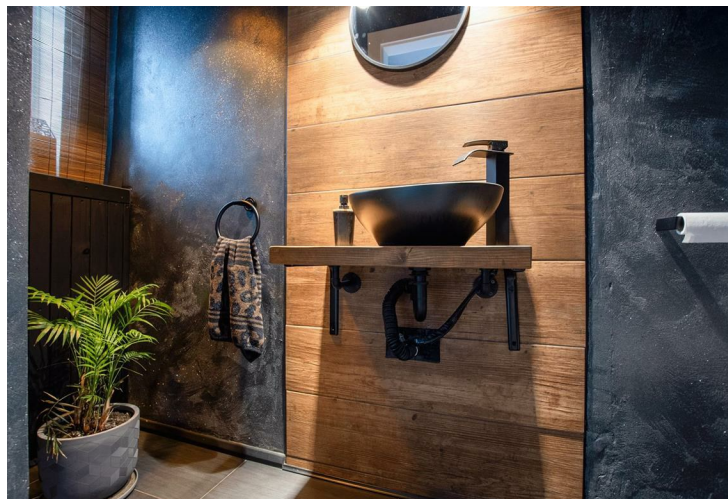
Porch  
 Entrance Hall  
 Ground Floor WC  
 9'1 x 2'10  
 Open Lounge/Kitchen/Diner  
 23'10 max x 18'10 max  
 Large Garage  
 26'6" max x 11'11"  
 Workshop  
 19'7 x 12'3  
 First Floor Landing



Bedroom 1  
 12'8" max into wardrobes x 11'5"  
 Bedroom 2  
 11'5" x 10'9" max measured into wardrobes  
 Bedroom 3  
 9'9" x 9'8" max  
 Bathroom  
 7'0" x 5'10"



Tenure: Freehold  
 Council Tax Band: B  
 Viewing strictly by appointment with  
 Hawksbys on 01933 224444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
 Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.  
 Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.  
 Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.  
 YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT. Life Assurance usually required.  
 AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.  
 Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

