



Total area: approx. 80.4 sq. metres (865.7 sq. feet)



69 Mannock Road, Wellingborough, NN8 2BJ

£205,000

A GREAT HOME WITH DRIVEWAY & LARGE GARDEN WITH PARKLAND VIEWS ! This pleasant 2 bedroom semi-detached home has been well cared for and improved over the years and is within walking distance of Wellingborough town centre and many other local amenities. Benefits include: The addition of a Conservatory, modern kitchen, ground floor WC, UPVC double glazing, gas radiator central heating and good quality floor coverings throughout. To the front there is a block paved driveway providing good off road parking. To the rear is a great sized garden with lovely open views over Croyland Park. There is a large timber storage shed which runs along the side of the property and it has power and light and access out to the front driveway. Coming out of the conservatory you enter out onto a lovely decked seating area which is currently covered with artificial grass and there are steps down to a lovely lawn garden with a rear gate which gives you easy access straight into Croyland Park. This would make an ideal first time purchase and is being offered for sale with NO UPWARD CHAIN !

Council Tax Band : B

CALL HAWKSBUYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Porch  
4'6 x 4'5

Entrance Hall

Lounge  
13'10 not inc bay x 12'9 max into chimney recess

Kitchen  
13'2 x 8'4

Pantry  
3'9 x 2'10

Conservatory  
11'5 x 10'2

Ground Floor WC  
4'3 x 2'10

Bedroom 1  
14'5 upto wardrobes x 10'5

Bedroom 2  
11'8 x 8'1

Wet Room  
7'10 x 8'3



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 an 18mm, and in some circumstances make the rooms look larger than they are!

