



73 Mannock Road, Wellingborough, NN8 2BJ

£215,000





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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 by the current owners and is within walking distance of Wellingborough town centre and many other local amenities. Benefits include: The addition of a Conservatory, modern kitchen, UPVC double glazing, gas radiator central heating and good quality floor coverings throughout. To the front there is a block paved driveway which provides good off road parking and access to the large timber shed which runs down the side of the property. To the rear is a great sized garden with lovely open views over Croyland Park. There is a decked area and steps down to a lawn garden and a pathway which leads to the smart garden room, other timbers sheds and timber dog kennels. There is also a rear gate which takes you straight out into Croyland Park. This would make an ideal first time purchase and is being offered for sale with NO UPWARD CHAIN !

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge

12'6 max into chimney recess x 10'6 (3.81m max into chimney recess x 3.20m)

Kitchen

13'2 x 6'10 (4.01m x 2.08m)

WC

4'2 x 3'4 (1.27m x 1.02m)

Conservatory

12'4 x 10'4 (3.76m x 3.15m)

Landing

Bedroom 1

15'7 max x 9'1 (4.75m max x 2.77m)

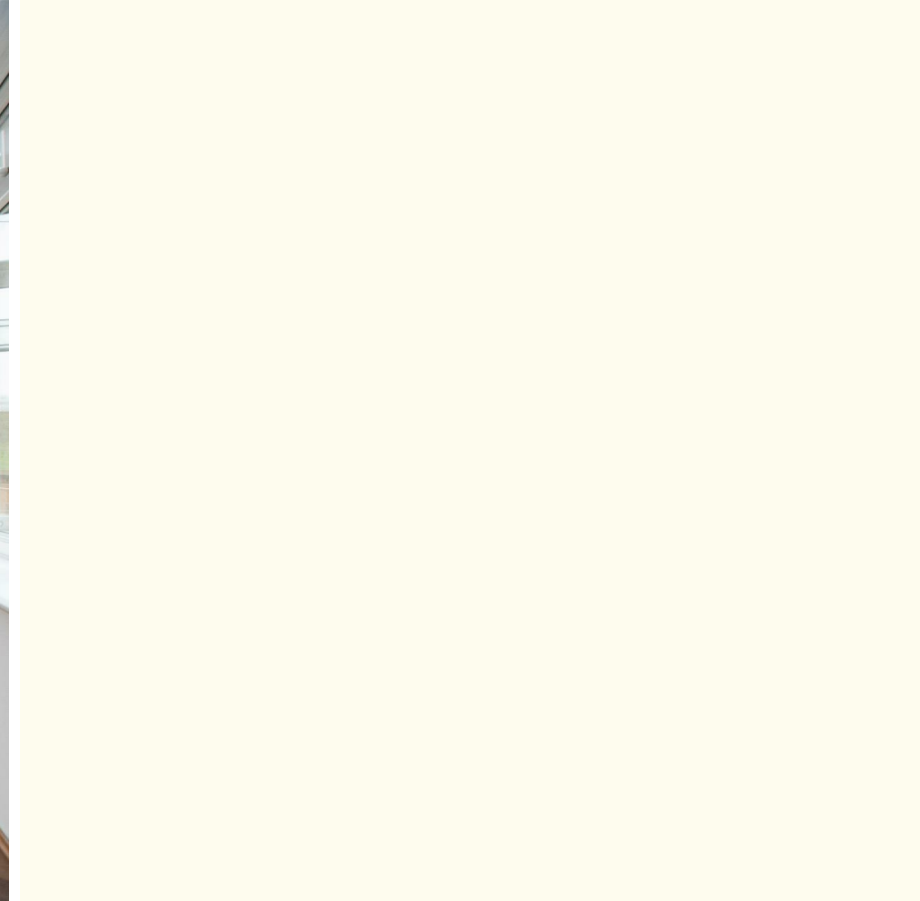
Bedroom 2

10'5 max x 8'8 (3.18m max x 2.64m)

Bathroom (No WC)

5'8 x 4'6 (1.73m x 1.37m)





Directions





Floor Plans



Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC