



## 10 Sidney Road, WOODFORD HALSE - £209,950

A three bedroomed beautifully presented terraced house BUILT OVER FOUR FLOORS and located in the popular village of Woodford Halse. The property briefly comprises of lounge, dining room, refitted kitchen, family/playroom, three bedrooms, bathroom, SINGLE GARAGE, rear garden. The property benefits from GAS TO RADIATOR HEATING and UPVC DOUBLE GLAZING. EPC = D.

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of

### Entered Via

Wood and glazed door to lobby, opening to:

### Lounge

12'5" max x 11'2" (3.78m max x 3.40m)

The focal point of the room is the feature fireplace with tiled hearth, glazed display cabinets either side of the chimney breast, stripped wooden floor boards, single panel radiator, UPVC double glazed window to front aspect, stripped pine door to inner hallway.

### Family Room

12'5" max x 11'2" (3.78m max x 3.40m)

Brick feature fireplace, stripped wooden floor boards, single panel radiator, stairs rising to first floor, UPVC double glazed window to rear aspect.

### Inner Hallway

Stairs down to kitchen and dining room.

### Kitchen

12'6" x 10'10" (3.81m x 3.30m)

A refitted shaker style kitchen with minerva worktops, belfast sink with mixer tap over, solid oak worktops, built in appliances to include: range cooker with induction hob and extractor over, dishwasher, full height fridge, full height freezer ceramic tiled floor, original feature fireplace tiling to water sensitive areas, downlighters.

### Dining Room

12'6" x 10'2" (3.81m x 3.10m)

Single panel radiator, ceramic tiled floor, space for table and chairs downlighters

### Conservatory

8'5" x 9'4" (2.57m x 2.84m)

Double doors with double glazed window to side leading to the garden, space and plumbing for washing machine, single panel radiator, ceramic tiled floor.

### Cloakroom

Fitted with a low level w.c, wash hand basin, wall mounted Vaillant combination boiler, tiled floor.

### First Floor Landing

Pine panelled doors to bedrooms two, three, bathroom and staircase to second floor.

### Bedroom Two

11'3" x 11'1" (3.43m x 3.38m)

Built in cupboards either side of the chimney breast, exposed wooden floorboards, UPVC double glazed window to front aspect, single panel radiator.

### Bedroom Three

11'2" x 7'8" (3.40m x 2.34m)

Exposed wooden floorboards, single panel radiator, UPVC double glazed window to rear aspect, built in cupboard, dado rail.

### Bathroom

Refitted bathroom suite comprising of panelled bath with shower over, pedestal wash hand



basin, low level w.c, ladder style chrome heated towel rail, wooden floor boards, full height tiling to walls, downlighters, frosted UPVC window to rear aspect.

### **Bedroom One**

12'5" max x 18'9" max (3.78m max x 5.72m max)

Dormer double glazed window to front aspect, three Velux roof lights to rear aspect, exposed brickwork, eaves storage, built in wardrobe, stripped wooden floorboards, downlighters, double panel radiator.

### **Outside**

#### **Front**

A concrete front garden enclosed by brick dwarf wall and metal gate.

#### **Rear**

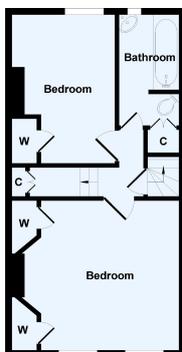
Enclosed rear garden laid to lawn, paved pathway leading to detached 16'3 x 10' single garage, paved patio area enclosed by timber panel fencing.



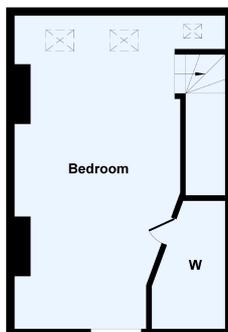
Basement  
Approx. Floor  
Area 39.45 Sq.M.  
(425 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 29.41 Sq.M.  
(317 Sq.Ft.)



First Floor  
Approx. Floor  
Area 29.41 Sq.M.  
(317 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 21.79 Sq.M.  
(235 Sq.Ft.)

## DRAFT DETAILS

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

## MORTGAGE INFORMATION

We can arrange for you to receive free independent mortgage advice. Please call to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

## VIEWING ARRANGEMENTS

Please call us to make an appointment to view this property. We are open:

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
	CLOSED

## PROPERTY VALUATIONS

We have some of the most experienced property valuers and would welcome the opportunity to carry out a FREE VALUATION and MARKET APPRAISAL of your home. Valuation appointments available seven days a week.