



HARWOODS

Chartered Surveyors & Estate Agents



21 Western Way, Wellingborough
Northamptonshire NN8 3LZ

£275,000

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk



21 Western Way, Wellingborough, Northamptonshire NN8 3LZ

For sale with no upward chain; a 1950s built 3 bedroom semi detached family home positioned to the west of Wellingborough conveniently placed for shops, schools, the A45 road network and the town's railway station (providing a service to London St Pancras in around 50 minutes).

Whilst the house is in need of general updating, the property features UPVC double glazing and gas radiator central heating and offers well proportioned accommodation consisting of a hallway, bay fronted living room that opens onto the dining room, good size conservatory looking onto the garden, square kitchen with space for a small table, downstairs cloakroom, 3 bedrooms (2 doubles and a good size single) and a bathroom. Outside, the house sits on a good plot with a gravelled front garden and hardstanding covered driveway running down the side of the property providing parking for several vehicles, leading to the garage. To the rear garden is south facing and is nearly 100ft in length. The garden is mainly laid to lawn and offers plenty of potential.

Western Way has long been a popular street within the town as such a viewing is recommended. Harwoods hold keys for accompanied viewings.

EPC ordered and awaited.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Storm Porch & Hallway

Double glazed door opening into the hallway. Stairs to the first floor landing, doors to the kitchen and lounge.

Lounge

12'11" (max) x 12'6" (3.94m (max) x 3.81m)

Fitted carpet, bay fronted double glazed window to the front, radiator, opening to the dining room.

Dining Room

9'11" x 8'10" (3.02m x 2.69m)

Fitted carpet, radiator, sliding door to the kitchen, double doors onto the conservatory.

Kitchen

9'11" x 9'7" (3.02m x 2.92m)

Fitted kitchen comprising of base and wall mounted cupboards, steel sink and drainer, wall mounted gas boiler, double glazed window to the rear, understairs storage cupboard. Side door leading to the carport.

Conservatory

10'3" x 14'4" (3.12m x 4.37m)

Part brick conservatory with double glazed windows to the side and rear, patio doors to the garden, sliding door to the wet room.

Wet Room

Perspex splash backs, electric shower, WC, wash hand basin and double glazed window to the side.

First Floor Landing

Carpeted landing with doors to all rooms, double glazed window to the side, storage cupboard and loft hatch.

Bedroom 1

14'3" (max) x 10'3" (4.34m (max) x 3.12m)

Carpet, bay fronted double glazed window, radiator.

Bedroom 2

9'11" x 10'3"

Carpet, double glazed window and radiator.

Bedroom 3

8'8" (max) x 8'6" (2.64m (max) x 2.59m)

Carpet, double glazed window and radiator.

Shower Room

Shower cubicle, wash hand basin, tile splash backs, bidet, storage cupboard, WC, double glazed window.

Front Garden

Wrought Iron gates open to a hardstanding driveway that is partially covered and runs down the side of the house leading to the garage. Paved pathway to the front door and gravelled garden.

Rear Garden

Enjoying a sunny aspect the garden is a good size length, measuring nearly 100 feet. The garden is established but mainly lawn and features bedding, shrubs and fruit trees.

Garage & Workshop

Brick built garage with power and lighting. Window to the side. Inner door to the work shop. The work shop features storage cupboards and a work bench.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

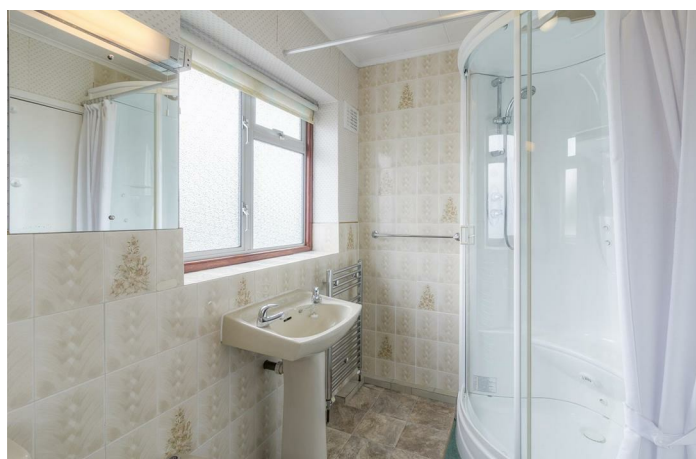
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

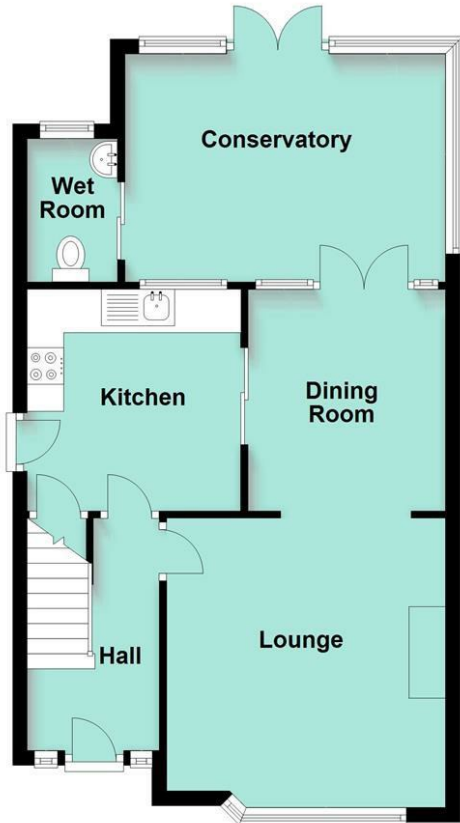




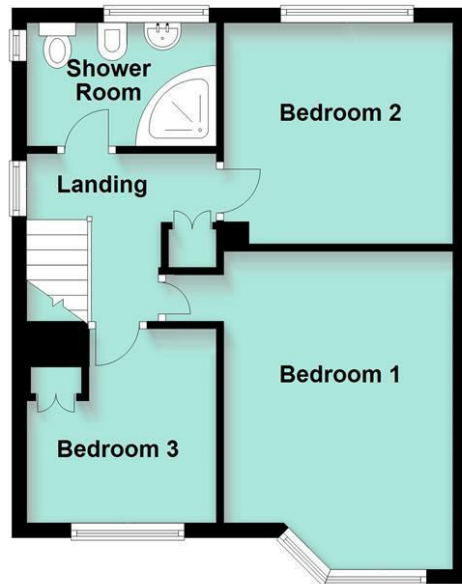
HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First Floor



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	