



# HARWOODS

Chartered Surveyors & Estate Agents



## 6 Tannery Cottages, Irthlingborough Northants NN9 5QU

£179,950

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## 6 Tannery Cottages, Irthlingborough, Northants NN9 5QU

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For sale with no upward chain; a 2 bedroom mid terrace Victorian period property, located on a no through road in the popular town of Irthlingborough that enjoys a lovely size south facing rear garden.

Featuring well proportioned accommodation, the house provides a through living room that opens on to a dining room, refitted kitchen, 2 bedrooms and a large bathroom suite.

The house is located under a mile from the town centre, therefore well placed for shops, schools, parks and restaurants. Further amenities are available at the Rushden Lakes Shopping & Leisure complex which is just over 4 miles from the house. The town is positioned parallel to the A45 road network (in turn leading to the A14, A6 & M1), and is approximately 3 miles from the neighbouring town of Wellingborough train station (providing a service to London St Pancras in under 50 minutes).

Harwoods hold keys for accompanied viewings.

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### Local Amenities

- Rushden Lakes 3 miles
- Wellingborough Train Station 3.5 miles
- Town Centre under a mile
- Junior School 0.5 miles
- Huxlow Academy Secondary School 1.2 miles
- Doctors Surgery under half a mile
- A45 Road network (linking to A6, A14 & M1)

### The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Hardwood door opening into the Hallway. Stairs rising to the first floor, door to the lounge dining room and radiator.

### Living Room

10'9" x 10'2" (3.28m x 3.10m)

Good size front reception room that features a fitted carpet, window to the front, radiator, ceiling coving, opening to the dining room.

### Dining Room

12'3" 10'6" (3.73m 3.20m)

Spacious back reception room featuring fitted carpet, fitted period dresser, window to the rear, ceiling coving and radiator.

### Kitchen

10'8" x 7'11" (3.25m x 2.41m)

Refitted kitchen that feature base and wall mounted cupboards, pull out drawers, work tops, small breakfast bar, steel sink and drainer, tiled splash backs, built in oven and hob, plumbing for a washing machine, ceiling coving, window and door to the side. Under stairs storage cupboard.

### First Floor Landing

Fitted carpet, doors to all rooms.

### Bedroom 1

11'2" x 13'5" (3.40m x 4.09m)

Lovely size main bedroom that features fitted carpet, windows to the front, period fire place, radiator, ceiling coving and storage cupboard with loft hatch.

### Bedroom 2

12'2" x 7'11" (3.71m x 2.41m)

Good size second bedroom that features fitted carpet, window to the rear, period fireplace and radiator.

### Bathroom

Refitted suite that features paneled bath with shower over, WC, wash hand basin, window to the rear, tile splash backs.

### Rear Garden

Long, established rear garden that enjoys a sunny facing and offers patio and lawn areas. The garden features tree's, shrubs and bedding.

### Agents Note

We have been advised that a Planning Application (application number 18/00945/OUT) has been submitted to develop the land opposite the property.

### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

### 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.

### 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.

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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.

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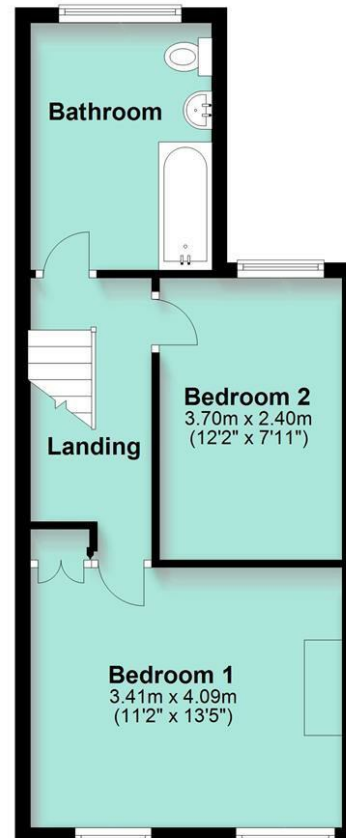
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Ground Floor



First Floor



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Plan produced using PlanUp.

