



HARWOODS

Chartered Surveyors & Estate Agents



105 Westfield Road, Wellingborough
Northamptonshire NN8 3HP

£215,000 Freehold

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105 Westfield Road, Wellingborough, Northamptonshire NN8 3HP

A character bay fronted Edwardian town house offering well proportioned, spacious family accommodation that extends in total to around 1249 square feet (116 square metres). The property is situated in a convenient location to the west of the town centre and is within walking distance of local schools, park and local shops.

The accommodation includes a through hallway with original decorative tiled floor, living room with bay window, dining area with French doors to the garden, large kitchen, separate utility, first floor landing, three large double bedrooms and bathroom. The property has gas radiator central heating, partial double-glazing and a south-east aspect enclosed rear garden.

The property would benefit from some redecoration and updating hence the sensible asking price. Viewing is recommended to appreciate the size of the rooms and the house is available with no onward chain.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

Period wall tiling, decorative tiled floor and panelled part glazed door to:

Through Hall

Decorative tiled floor, dado rail, picture rail, period ceiling coving, double radiator, staircase rising to first floor landing, under-stairs cupboard and original stripped pine doors off to living room and kitchen.

Dining Area

12'0" x 11'2" (3.66m x 3.40m)

Picture rail, period ceiling coving, radiator & UPVC double-glazed doors to the rear garden. Two openings leading through to the adjoining living room. Original stripped pine door to kitchen.

Living Room

13'0" x 11'4" plus bay (3.96m x 3.45m plus bay)

Mock fireplace, double radiator, period ceiling coving, picture rail, electricity meter/consumer unit cupboard and UPVC double-glazed bay window to the front.

Kitchen

14'0" x 9'5" (4.27m x 2.87m)

1.5 bowl stainless steel sink, base cupboards, base drawers, wall cupboards, tall larder style cupboard and work-surface areas. Gas hob, filter hood and electric oven. Ceiling coving, double radiator, two sash windows to the side and pine door leading to the utility room.

Utility Room

9'5" x 5'11" (2.87m x 1.80m)

Base cupboards, worksurface, plumbing for washing machine, plumbing for dishwasher, Baxi Platinum gas central heating boiler, ceiling coving, UPVC double-glazed window to the side and UPVC double-glazed door to the garden.

First Floor Landing

Original storage cupboard, loft access (loft has natural light via roof light style windows) and timber panelled doors off to all bedrooms and bathroom.

Bedroom 1

16'11" x 11'6" (5.16m x 3.51m)

Radiator, picture rail and three double-glazed windows to the front.

Bedroom 2

11'11" x 11'2" (3.63m x 3.40m)

Double radiator, original fireplace, picture rail and double-glazed window to the rear.

Bedroom 3

11'3" min x 9'5" (3.43m min x 2.87m)

Double radiator, loft access and double glazed window to the rear.

Bathroom

White suite comprising close coupled WC, pedestal washbasin and bath with Triton Enrich electric shower over. Double radiator, extractor fan and sash window to the side.

Front Garden

Gravelled front garden with slab path to front door.

Rear Garden

32' long approx x 17'0" wide approx (9.75m long approx x 5.18m wide approx)

South-easterly aspect rear garden with lawn, timber shed, small workshop/store and store. Rear pedestrian gate.

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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.

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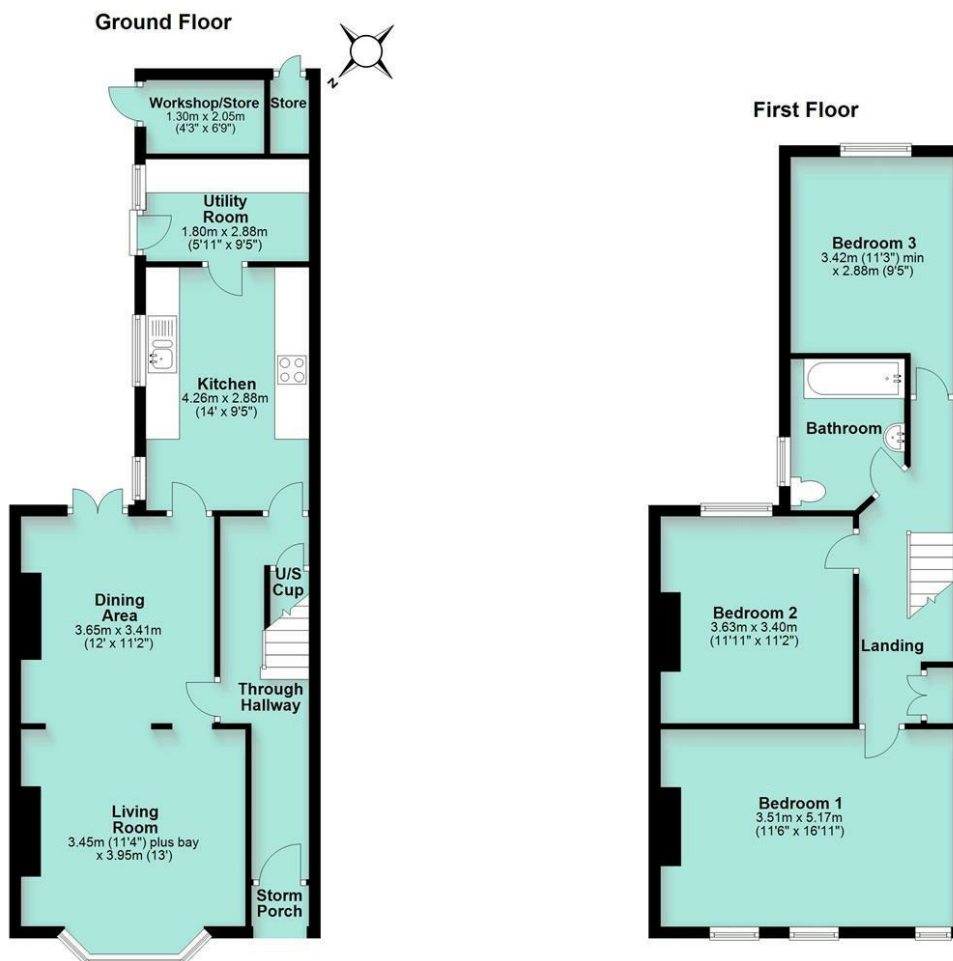
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Plan produced using PlanUp.

