



HARWOODS

Chartered Surveyors & Estate Agents



13 The Dale, Wellingborough
Northamptonshire NN8 3QL

£192,500 Freehold

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



13 The Dale, Wellingborough, Northamptonshire NN8 3QL

A two bedroom semi-detached house conveniently situated within easy reach of Park Farm and the town's northern ring road. The property would be ideal for first time buyers looking for a start on the housing ladder or a buy to let landlord.

Features include gas radiator central heating, UPVC double-glazing, side driveway and gardens to both the front and rear. The accommodation includes an entrance hall, living room, kitchen/diner, landing, two bedrooms and bathroom.

The house is available with no onward chain and Harwoods hold keys for accompanied viewing.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite front door with double-glazed inset panel. Radiator, staircase rising to 1st floor landing, door to:

Living Room

14'6" x 10'0" max (4.42m x 3.05m max)

Gas fire (believed to be disconnected), double radiator, UPVC double-glazed window to the front and door leading to:

Kitchen/Diner

13'6" x 6'9" (4.11m x 2.06m)

Single drainer stainless steel sink, base cupboards, wall cupboards and work-surfaces. Beko slot in oven, plumbing for washing machine, radiator, under stairs cupboard (with Ideal Independent C30 gas central heating boiler), UPVC double-glazed window to the rear and UPVC double-glazed French doors to the rear garden.

First Floor Landing

UPVC double-glazed window to the side, loft access and doors off to both bedrooms and bathroom.

Bedroom 1

13'6" max 10'2" min x 9'0" (4.11m max 3.10m min x 2.74m)

Radiator, over-stairs cupboard and UPVC double-glazed window to the front.

Bedroom 2

10'7" x 7'0" (3.23m x 2.13m)

Radiator, ceiling coving and UPVC double-glazed window to the rear.

Bathroom

With white suite comprising WC, washbasin and bath with shower mixer tap. Part tiled walls, radiator and UPVC double-glazed window to the rear.

Front Garden

Lawn and side driveway providing off road parking.

Rear Garden

27' approximate length x 22' approximate width (8.23m approximate length x 6.71m approximate width)

Lawn and paved patio.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

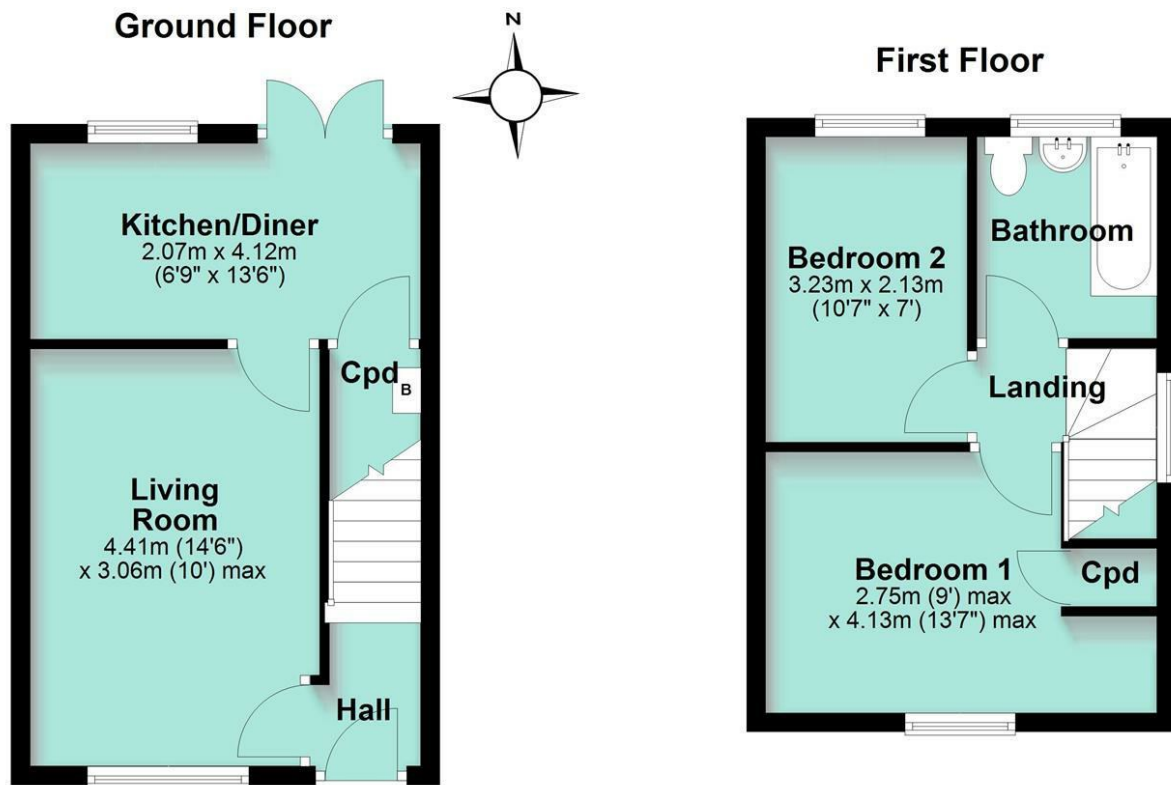
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

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		
		90
	70	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		