

Western Way Wellingborough

richard james

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Western Way Wellingborough NN8 3LZ

Freehold Price £350,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office

27 Sheep Street Wellingborough

Northants NN8 1BS

01933 224400

Irthlingborough Office

28 High Street Irthlingborough

Northants NN9 5TN

01933 651010

Rushden Office

74 High Street Rushden

Northants NN10 0PQ

01933 480480



Situated in a popular street just off Northampton Road is this vacant mature three double bedroom bay fronted semi detached property which has been extended and refurbished in recent years and benefits from replacement uPVC double glazed windows and doors, gas radiator central heating, replacement oak internal doors and a refitted bathroom and shower room. There is a two storey extension to the side providing a utility room, hobby room, 10ft third bedroom with walk in wardrobe and a separate shower room and the rear has been extended to offer a 14ft kitchen/breakfast room with a freestanding range cooker, integrated dishwasher and fridge, central island and vaulted ceiling with skylights. The property further offers a cloakroom, a dressing room to the master bedroom, a southerly facing rear garden measuring 86ft in length and off road parking. A viewing is highly recommended. The accommodation briefly comprise entrance hall, lounge, dining room, kitchen breakfast room, inner hall, cloakroom, utility room, hobby room, master bedroom with dressing room, two further bedrooms, bathroom, shower room, garden to rear and off road parking.

Enter via uPVC door with obscure glazed inserts, top lighter and side windows to.

Entrance Hall

Stairs to first floor landing, obscure glazed port hole window to side, understairs storage cupboard, porcelain tiled floor, through to inner hall, part obscure glazed door to dining room, part obscure glazed door to.

Lounge

15' 9" max into bay x 11' 11" max into chimney breast recess (4.8m x 3.63m)
Bay window to front aspect, solid fuel burner with stone fascia and hearth and wooden mantle over, engineered oak wood flooring, T.V point, telephone point, picture rail, radiator, glazed double doors to.

Dining Room

11' 10" x 10' 4" max into chimney breast recess (3.61m x 3.15m)
Engineered oak wood floor, picture rail, radiator, through to.

Kitchen/Breakfast Room

14' 10" x 12' 11" (4.52m x 3.94m) (This measurement includes area occupied by the kitchen units)
White ceramic one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, central island with integrated fridge, drawers and base units, freestanding duel fuel five ring range cooker, integrated dishwasher, tiled splash backs, under cupboard lighting, T.V point, tiled floor, four skylight windows, uPVC French doors with windows either side to rear garden, through to.

Inner Hallway

Base and eye level units, work surface, storage cupboard, tiled floor, doors to.

Cloakroom

White suite comprising concealed cistern low flush W.C, hand wash basin with vanity cupboard under, tiled splash backs, tiled floor, radiator, extractor vent.

Utility Room

Comprising stainless steel single drainer sink unit with cupboards under, eye level units, work surface, tiled splash backs, plumbing for washing machine, vent for tumble dryer, wall mounted gas fired boiler serving domestic hot water and central heating, cupboard housing hot water cylinder and immersion heater, tiled floor, radiator, extractor vent, uPVC French doors to rear garden, obscure glazed uPVC doors to.



Hobby Room

9' 2" x 7' 8" (2.79m x 2.34m)
Could be used as a gym, office or any other versatile room, part obscure glazed doors to front, larder cupboard, radiator, porcelain tiled floor.

First Floor Landing

Access to loft space, doors to.

Bedroom One

15' 6" max into bay x 11' 6" max into chimney breast recess (4.72m x 3.51m)
Bay window to front aspect, radiator, part glazed double doors to.

Dressing Room

8' 2" max x 7' 1" (2.49m x 2.16m)
Window to front aspect, radiator.

Bedroom Two

11' 10" x 10' 4" max into chimney breast recess (3.61m x 3.15m)
Window to rear aspect, radiator, fitted media/book cupboards, access with fitted ladder to boarded loft space.

Bedroom Three

10' 10" x 7' 8" (3.3m x 2.34m)
Window to front aspect, radiator, T.V point, walk in wardrobe.

Bathroom

Refitted white suite comprising panelled bath, quadrant shower cubicle with thermostatic shower control, concealed cistern low flush W.C and hand wash basin set in vanity unit, laminate flooring, electric shavers point, double radiator, towel radiator, obscure glazed window to rear aspect.

Shower Room

Refitted white suite comprising quadrant shower cubicle with thermostatic shower controls and aqua splash boards, concealed cistern low flush W.C and hand wash basin set in vanity unit, tiled splash backs, laminate flooring, towel radiator, extractor vent, obscure glazed window to rear aspect.



Outside

Rear - South facing, measuring approx. 86ft in length up to rear of kitchen, porcelain tiled patio with stone brick dwarf wall, outside lights, power point and two water taps, flag stone patio and path with path and steps leading down the garden, section laid to lawn and further section laid to artificial lawn, large gravelled boarder with further trees and three raised plant beds retained by sleepers, further raised plant/shrub beds retained by sleepers, corrugated metal shed, other trees, shrub boarder, enclosed by fencing and hedge.
Front - Block paved providing off road parking for up to three vehicles.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,999 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.



Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

