

Manton Road, Irthlingborough

richard james

www.richardjames.net



Manton Road Irthlingborough NN9 5TS
Freehold Price £190,000

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



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.

An attractive and spacious mature bay fronted three bedroomed mid terraced property with benefits to include gas radiator central heating, uPVC double glazing, modern kitchen and bathroom and offers a 27ft lounge/dining room, a separate first floor W.C. and a downstairs bathroom. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, rear lobby, down stairs bathroom, three bedrooms, separate W.C., forecourt and rear garden.

Entrance Hall
Stairs rising to first floor landing, radiator, coving to ceiling, laminate flooring, door to:

Lounge/Dining Room
26' 7" max. into bay x 11' 2" (8.1m x 3.4m)

Lounge Area
Bay window to front aspect, laminate flooring, radiator, telephone point, coving to ceiling, to:

Dining Area
French doors to rear aspect, built in cupboards and shelving to chimney breast recesses, laminate flooring, coving to ceiling, door to:

Kitchen
12' 9" x 7' 8" (3.89m x 2.34m)(This measurement includes the area occupied by the kitchen units)
Fitted to comprise enamel one and a half bowl single drainer sink unit with cupboards under, a range of base and eye level units providing work surfaces, tiled splash backs, gas range cooker, space for fridge, space for freezer, plumbing for washing machine, window to side aspect, under stairs storage cupboard, coving to ceiling, tiled flooring, extractor, door to:

Rear Lobby
Tiled flooring, cupboard housing wall mounted gas boiler serving domestic hot water and central heating, part glazed door to side aspect.

Downstairs Bathroom
Fitted to comprise low flush W.C., pedestal wash hand basin, 'Jaccuzzi' bath with shower over, tiled splash backs, tiled floor, radiator, window to side aspect, extractor fan.

First Floor Landing
Loft access, radiator, doors to:

Bedroom One
14' 7" max. inculding wardrobes x 12' 0" (4.44m x 3.66m)
Two windows to front aspect, radiator, built in cupboards to chimney breast recesses, coving to ceiling, laminate flooring.

Bedroom Two
12' 0" x 8' 11" max. (3.66m x 2.72m)
Window to rear aspect, radiator, coving, laminate flooring. coving to ceiling.

Bedroom Three
9' 4" x 7' 11" (2.84m x 2.41m)
Loft access, window to rear aspect, radiator.

Separate W.C.
Refitted to comprise low flush W.C, wall mounted wash basin, fully tiled, tiled floor, window to side aspect.

Outside
Front - Forecourt enclosed by low brick walling.

Rear - Concreted yard area enclosed by brick walling, gate leading to decked area, main lawn, wooden shed, raised vegetable plot, enclosed by wooden panel fencing, shared gated rear pedestrian access. Garden measures 44ft in length.

Material Information
The property Tenure is Freehold.

We understand the council tax is band A (£1,622 per annum. Charges for 2025/2026).**Council Tax**

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

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.

