



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Manton Road Irthlingborough NN9 5TS
Freehold Price 'Offers in excess of' £185,000

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
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Offered with no upward chain is this very well presented mature three bed roomed mid terraced property situated in close proximity to a recreational ground. This deceptively spacious property features uPVC double glazing, gas radiator central heating, refitted kitchen with built in appliances, modern ground bathroom and offers an 18ft outbuilding. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, lean to, downstairs bathroom, three bedrooms, separate W.C. forecourt, rear garden and an outbuilding.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, door to:

Dining Area

12' 2" x 11' 5" (3.71m x 3.48m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling, under stairs storage cupboard.

Lounge Area

11' 3" x 11' 2" (3.43m x 3.4m)

Window to front aspect, living flame gas fire with feature surround, laminate flooring, coving to ceiling.

Kitchen

9' 1" x 7' 11" (2.77m x 2.41m) (This measurement includes the area occupied by the kitchen units)

Recently refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in oven, electric hob, extractor, tiled floor, window and door to side aspect to:

Lean-To

12' 4" x 5' 3" (3.76m x 1.6m)

Door and window to rear aspect.

Inner Hallway

Window to side aspect, door to:

Downstairs Bathroom

Modern white suite comprising low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, tiled floor, window to rear aspect, shaver point.

First Floor Landing

Storage cupboard, doors to:

Separate W.C.

Comprising low flush W.C., window to side aspect

Bedroom One

14' 9" max x 11' 5" (4.5m x 3.48m)

Two windows to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 3" x 9' 3" max (3.73m x 2.82m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m)

Window to rear aspect, radiator.

Outside

Front - Concrete forecourt enclosed by low brick walling.

Rear - Paved patio, steps up to main lawn stocked with bushes, shared pedestrian rear access, 18ft outbuilding, enclosed by wooden panelled fencing. Garden measures 43ft in length.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,623 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.

