



Shelley Road, Wellingborough **Freehold** £180,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- No Onward Chain: Ready for a smooth and efficient transaction.
- Move-In Condition: Beautifully presented and maintained throughout.
- Three Well-Proportioned Bedrooms: Offering comfortable and versatile living space.
- Low-Maintenance Garden: Landscaped rear outdoor space with patio and shed.
- Modern Wet Room: Fully accessible and finished with high-quality waterproof wall panels.

This three-bedroom terraced home is offered to the market with no onward chain and is very well presented throughout, making it an ideal first-time buy.



Ground Floor

- Living Room: A bright, spacious, and inviting reception room featuring a large rear-facing window and front window that floods the space with natural light. The room is comfortably carpeted and centers around a focal fireplace with a stylish log burner-effect heater, creating a warm and welcoming atmosphere.
- Dining Area: Seamlessly connected for modern living, the dining area features wood-effect flooring and elegant half-wall panelling. A glazed door provides lovely views and direct access out to the rear patio, perfect for entertaining.
- Kitchen: A well-appointed and highly practical kitchen boasting crisp white base and wall cabinetry, contrasted by dark countertops and durable tiled flooring. It is equipped with a stainless steel splashback and extractor hood, offering ample space for freestanding appliances.

First Floor

- Bedrooms: The property boasts three well-proportioned bedrooms, providing excellent space and flexibility. These inviting rooms offer comfortable accommodation that can easily be adapted to suit the needs of a growing family, or seamlessly utilized as a dedicated home office or guest bedroom.

Bathroom / Wet Room

- Wet Room: A highly functional and accessible wet room, intelligently designed with high-quality waterproof wall panels to ensure excellent durability and effortless maintenance. The suite is completed with a modern pedestal wash basin, W.C., and a wall-mounted shower system.

Exterior

- Front Aspect: The property offers a classic brick facade, set back nicely from the pathway behind a neat, low-walled front garden, complete with a canopy porch over the front entrance.
- Rear Garden: A generously sized, low-maintenance outdoor space designed to be enjoyed rather than managed. It features a paved patio area ideal for outdoor seating, decorative gravel pathways, mature green borders, a charming barrel water feature, and a convenient timber storage shed at the rear.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 10'10 max x 17'8 max (3.30m x 5.38m)

DINING ROOM 14'2 x 8'3 (4.31m x 2.51m)

KITCHEN 5'11 x 9' (1.80m x 2.74m)

FIRST FLOOR LANDING

BEDROOM ONE 9'11 x 11'7 (3.02m x 3.53m)

BEDROOM TWO 11'7 x 8'9 (3.53m x 2.66m)

BEDROOM THREE 11'7 max x 5'11 (3.53m x 1.80m)

WET ROOM 5'9 x 5'8 (1.75m x 1.72m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

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