



101 Stanley Road  
Wellingborough, NN8 1EA



**Simpson & Weekley**

Situated in Stanley Road in Wellingborough, this spacious three-bedroom terraced house presents an excellent opportunity for both families and investors alike. The ground floor boasts a lounge, a dining room, and a well-appointed kitchen.

The family bathroom is a notable feature, complete with a bath and separate shower cubicle, ensuring convenience for daily routines, and conveniently located downstairs with a separate WC.

As you ascend to the first floor, you will find three generously sized bedrooms, perfect for accommodating family or guests and an airing cupboard for added storage.

This property is equipped with double glazing and gas central heating, along with a serviced boiler, ensuring comfort throughout the seasons. While the home is in need of some modernisation, this presents a unique chance for landlords or investors to add their personal touch and increase its value.

The rear garden is a delightful addition, featuring a large outhouse that offers extra storage space, ideal for garden tools or outdoor equipment.

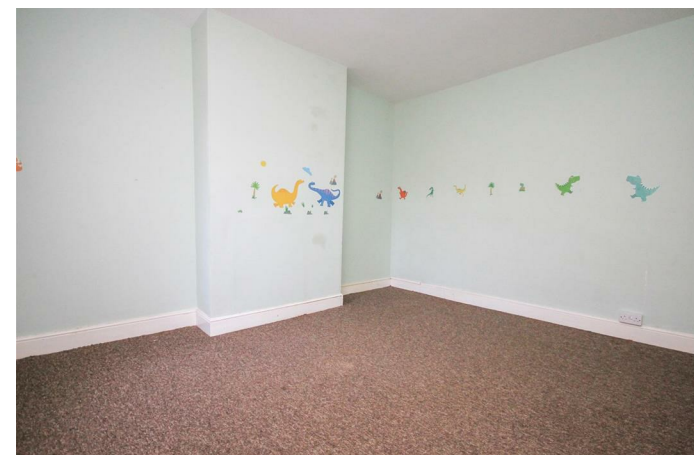
Conveniently located within walking distance to the train station and the town centre, this property is perfectly positioned for those who appreciate easy access to local amenities and transport links. Whether you are looking to make it your family home or seeking a promising investment, this terraced house on Stanley Road is a must-see.

Council Tax Band: B

EPC Rating: 61/D



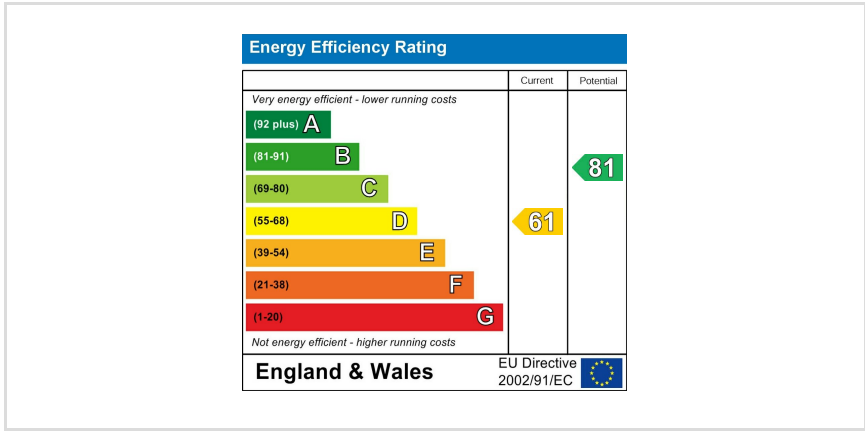
Offers In Excess Of £190,000





TOTAL FLOOR AREA: 1182 sq. ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Metrage CAD200.



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS