



73 Irchester Road
Wollaston, NN29 7RW



Simpson & Weekley

Situated on Irchester Road in the charming village of Wollaston, this beautifully refurbished three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1130 square feet, this property is ideal for families or those seeking a spacious home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house plus a convenient cloakroom. The heart of the home is undoubtedly the refitted kitchen and diner, which provides an excellent space for both cooking and entertaining. With brand new flooring throughout, the property exudes a fresh and contemporary feel, making it easy to move in and start enjoying your new home.

The three well-proportioned bedrooms offer ample space for relaxation and rest, while the newly installed family bathroom ensures convenience for all. The property also boasts a good-sized south-facing garden, perfect for enjoying sunny days and outdoor gatherings.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly community with local amenities nearby. Whether you are a first-time buyer or looking to upsize, this property is a must-see. Don't miss the opportunity to make this delightful house your new home.

Council Tax Band: C

EPC: 64/D

Offers In Excess Of £299,995



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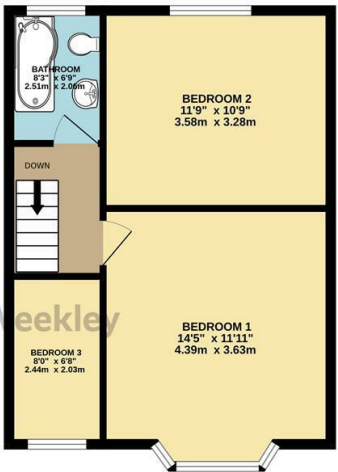


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GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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.
Made with Metropack (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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