

85 Winstanley Road, Wellingborough, NN8 1JF
Offers in excess of £170,000

*** No Onward Chain *** Exciting Renovation Project ***

A spacious four-bedroom property offering generous accommodation throughout, presenting an excellent opportunity for buyers looking to add value and put their own stamp on a home. The property would benefit from a programme of modernisation and renovation, making it ideal for investors, developers or owner-occupiers seeking a property with plenty of potential.

The ground floor comprises a generously sized lounge/diner, alongside a separate kitchen, utility room and shower room. To the first floor are four well-proportioned bedrooms, served by a family bathroom.

Externally, the property benefits from a rear courtyard yard, offering a low-maintenance outdoor space, together with a useful outbuilding providing additional storage.

Situated on Winstanley Road in the popular market town of Wellingborough, the property is conveniently positioned for a range of local amenities, shops, supermarkets and everyday conveniences. The area benefits from nearby schools, leisure facilities and green spaces, making it a practical location for families and commuters alike.

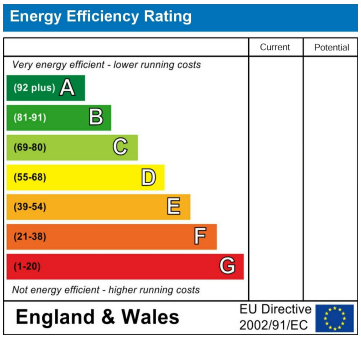


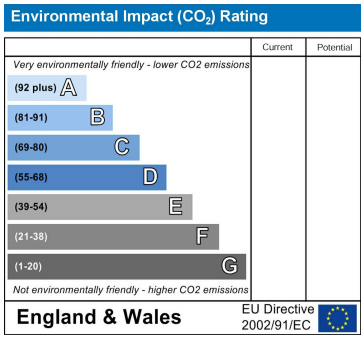




Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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