



**HENDERSON
CONNELLAN**
ESTATE AGENTS

95 Willow Brook Road, Corby, Northamptonshire, NN17 2EG

£215,000

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"Opportunity Knocks"

This semi detached house is being offered for sale with NO CHAIN and requires some light cosmetic improvement, standing on a generous sized corner plot which provides excellent potential to create a generous sized driveway which would add value to the property. The property is well located close to Welland Vale Avenue shops and Lodge Park Amenities and transport links. The accommodation comprises entrance hall, lounge, dining room, fitted kitchen, covered side porch leading to a storage out building and an outside WC. Upstairs there is a shower room and a separate WC along with three bedrooms.

Description:

A great opportunity to secure an establish semi detached house within a desirable and well serviced location. The property is being offered for sale with NO CHAIN.

The accommodation comprises entrance hall with stairs rising to the first floor landing. The ground floor includes a lounge and there is a separate dining room. There is a kitchen which is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer taps with ceramic tiled wall surrounds.

To the side is a covered porch area from which there is pedestrian access to the front and rear gardens. There is a storage outbuilding and a WC. From the first floor landing there is a shower room and a separate WC. There are three bedrooms. The property benefits from a gas fired central heating system and uPVC double glazed windows.

Outside:

The plot is a generous size offering a retained frontage which is enclosed by hedging and is laid to lawn with planted shrubs. This area offers potential to be converted into a private driveway for off road parking. The rear garden is enclosed and is mainly laid to lawn with some planted borders.

Room Measurements:

Lounge 4.01m x 3.86m (13'2" x 12'8")

Dining Room 3.12m x 2.77m (10'3" x 9'1")

Kitchen 3.1m x 2.84m (10'2" x 9'4")

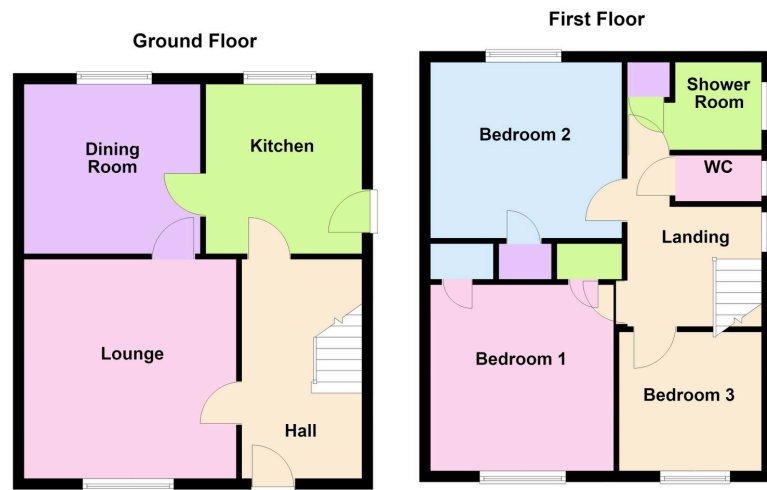
Bedroom One 3.53m x 3.15m (11'7" x 10'4")

Bedroom Two 3.4m x 3.17m (11'2" x 10'5")

Bedroom Three 2.51m x 2.51m (8'3" x 8'3")

Shower Room 2.21m x 1.6m (7'3" x 5'3")





- Well Located Semi Detached House
- Convenient for Welland Vale Shops and Amenities
- Corner Plot - Potential to Create Generous Off Road Parking
- Requires some Cosmetic Updating
- Three Bedrooms
- Covered Rear Porch with Outbuildings - Storage
- NO CHAIN
- Gas Central Heating System
- Potential to Create an Open Plan Kitchen/Diner
- Modern Shower Room



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

