



# HARWOODS

Chartered Surveyors & Estate Agents



3 Swanspool Parade, Wellingborough  
Northamptonshire NN8 2BZ

£325,000 Freehold

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## 3 Swanspool Parade, Wellingborough, Northamptonshire NN8 2BZ

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An extended 1920s built three bedroom semi-detached family house with a good sized southerly facing garden and off road car parking space. The property is in a good location and has views to the front over Swanspool Gardens (ornamental park with tennis courts etc). The house is within a short walk of the town centre shops, theatre, restaurants and local schools.

The property offers well proportioned accommodation with hall, downstairs WC, lounge, dining area extension, sitting room, good sized modern kitchen, landing, three generous double sized bedrooms and a modern shower room. The house has UPVC double-glazing and gas radiator central heating.

We do expect that this generously sized home will attract good interest and an early viewing is therefore advisable to avoid missing this opportunity.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double-glazed front door, tiled floor, staircase rising to 1st floor landing, radiator and doors off to WC, store room, sitting room, living room and kitchen.

#### Cloaks/WC

White suite comprising WC and vanity wash basin. Radiator, part tiled walls and UPVC double-glazed window to the front

#### Store Room

UPVC double-glazed window to the front.

#### Sitting Room

11'6" max x 9'11" max (3.51m max x 3.02m max)

Radiator and UPVC double-glazed window to the front.

#### Living Room

14'0" x 11'6" (4.27m x 3.51m)

Reproduction style open fireplace, radiator, ceiling coving, and open plan access to the dining room.

#### Dining Area

14'2" max x 9'9" max (4.32m max x 2.97m max)

Two vertical radiators, two double-glazed roof lights, UPVC double-glazed French doors opening to the rear garden, open access to the kitchen.

#### Kitchen

15'5" x 11'2" max (4.70m x 3.40m max)

Fitted with a range of modern units including 1.5 bowl sink, base cupboards, base drawers, wall cupboards and work-surface areas. Induction hob, stainless steel filter hood and electric oven. Plumbing for washing machine, plumbing for dishwasher, radiator, UPVC double-glazed window to the side and similar window to the rear.

#### First Floor Landing

UPVC double-glazed window to the side, cupboard housing the gas central heating boiler, doors off to all bedrooms and shower room.

#### Bedroom 1

14'0" x 11'6" (4.27m x 3.51m)

Radiator, fitted wardrobes with mirror doors, UPVC double-glazed window to the rear overlooking the garden.

#### Bedroom 2

11'6" max x 10'2" max (3.51m max x 3.10m max)

Radiator and UPVC double-glazed window to the front giving views over Swanspool Gardens.

#### Bedroom 3

11'5" x 8'4" (3.48m x 2.54m)

Radiator and UPVC double-glazed windows overlooking the rear garden.

#### Shower Room

With modern white suite comprising vanity washbasin, WC and good sized shower. Chrome towel radiator, UPVC double-glazed window to the front and similar window to the side.

#### Front Garden

Block paved driveway giving off-road car parking space. Further gravel area within inset shrubs.

#### Rear Garden

Good sized sunny aspect rear garden with paved patio, lawn and well stocked borders with shrubs and trees. Please note that whilst one of the garden sheds will remain at the property the seller does intend to remove the summer house and second shed.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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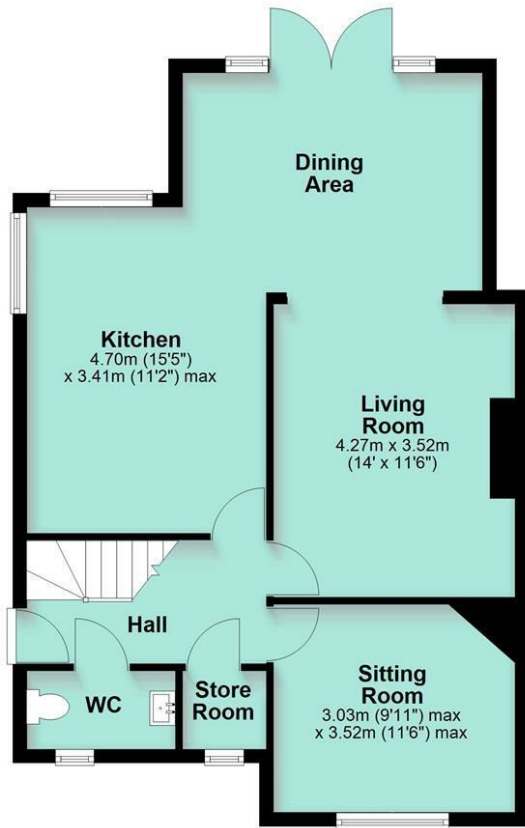




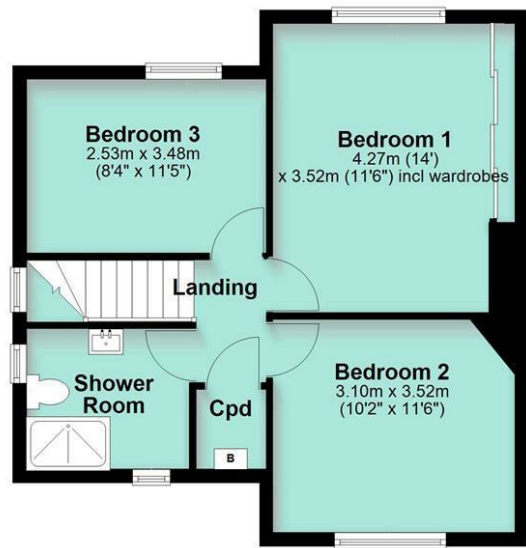
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Ground Floor



First Floor



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Plan produced using PlanUp.

