

# CHARLES ORLEBAR

Estate Agents & Auctioneers



1 Manton Road, Irthlingborough, NN9 5TS

£220,000



3



1



1



D



£220,000

# 1 Manton Road

Irthlingborough, NN9 5TS

- 3 Bedrooms
- South/west facing garden
- Walking distance to shops and pubs
- Refurbished with boiler, radiators, electrics, plastering and cosmetics
- Immaculate condition
- Close to park
- Ideal for commuting
- Open plan living/diner

Situated on Manton Road in Irthlingborough, this beautifully refurbished three-bedroom terraced home is presented in immaculate condition throughout and offers a rare opportunity to acquire a property of this kind with an upstairs bathroom. The accommodation has been extensively improved by the current owners, including a new boiler, updated electrics, replacement radiators, re-plastering, a modern fitted kitchen, stylish bathroom and fresh décor throughout, creating a ready-to-move-into home. The ground floor features a bright and inviting living room with an attractive box-fronted bay window, providing excellent natural light and character, alongside a well-appointed kitchen/dining space. Upstairs, there are three well-proportioned bedrooms and the added benefit of a first-floor bathroom, a rarity for three bedroom terrace homes of this style. Externally, the property boasts a private, low-maintenance rear garden with no through access, enclosed in part by a characterful stone wall and enjoying a desirable south-west facing aspect—ideal for afternoon and evening sun. There is also a useful outbuilding, perfect for storage or a small workshop. Conveniently located, the property is just a short walk to Irthlingborough High Street with its range of shops and pubs, while a local park can be found at the top of the road. Wellingborough train station is also within easy reach, providing direct links to London. An ideal purchase for first-time buyers or investors alike.



Porch	2'1" x 2'7" (0.64m x 0.79m)
Hall	12'4" x 2'7" (3.75m x 0.79m)
Dining Room	11'11" x 11'5" (3.64m x 3.47m)
Living Room	11'11" x 11'1" (3.64m x 3.39m)
Kitchen	12'0" x 7'10" (3.67m x 2.39m)
Pantry	9'2" x 2'7" (2.79m x 0.79m)
Utility Area	2'10" x 7'10" (0.87m x 2.39m)
Store	7'1" x 7'10" (2.16m x 2.39m)
Toilet	2'5" x 7'10" (0.73m x 2.39m)
Landing	11'11" x 5'4" (3.63m x 1.62m)
Bedroom 1	12'0" x 14'7" (3.65m x 4.45m)
Bedroom 2	11'11" x 8'11" (3.63m x 2.71m)
Family Bathroom	8'0" x 5'2" (2.45m x 1.58m)
Bedroom 3	6'10" x 7'10" (2.08m x 2.39m)





## Floor Plans



## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

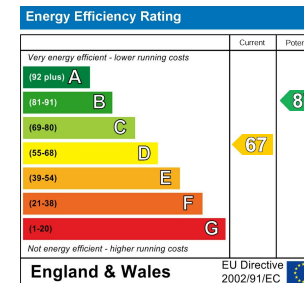
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure:** Freehold