

# Manton Road, Irthlingborough

richard james

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Total area: approx. 968.4 sq. feet



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Manton Road, Irthlingborough, NN9 5TS  
Freehold Price £215,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated in close proximity to Irthlingborough's shops and amenities is this very well presented mature bay fronted four bed roomed mid terraced property featuring a modern kitchen with built in appliances, modern down stairs bathroom, uPVC double glazing, gas radiator central heating and offers a 27ft lounge/dining room, first floor separate W.C. and a landscaped rear garden. The accommodation briefly comprises entrance area, lounge/dining room, kitchen, down stairs bathroom, four bedrooms, separate W.C., forecourt and rear garden.**

Enter via part glazed front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, laminate flooring.

**Lounge/Dining Room**

26' 10" x 11' 4" (8.18m x 3.45m)

Lounge Area:

Bay window to front aspect, laminate flooring, solid fuel brick fireplace with tiled hearth, wall lighting, telephone point.

Dining Area:

Window to rear aspect, laminate flooring, radiator, under stairs storage cupboard, wall lighting, door to;

**Kitchen**

12' 8" x 7' 10" (3.86m x 2.39m)(This measurement includes area occupied by the kitchen units).

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range eye and base level units providing work surfaces, window to side aspect, built in oven, ceramic electric hob, extractor fan, plumbing for washing machine, gas boiler servicing hot water and central heating systems, fridge space, wooden panelling, door to:

**Rear Lobby**

Door to side aspect, door to;

**Downstairs Bathroom**

Fitted to comprise of low flush W.C, vanity sink, panelled bath with chrome shower attachment, glass screen, tiled splash backs, chrome towel rail, extractor, spotlights to ceiling, window to side aspect.

**First Floor Landing**

Loft access (part boarded), storage cupboard, doors to;

**Separate W.C.**

Fitted to comprise of low flush W.C, pedestal hand wash basin, laminate flooring, window to side aspect.



Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**DISCLAIMER**

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**Energy Performance Rating**

This property has an energy rating of TBC The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band A (£1,706 per annum. Charges for enter year).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In

