



Addington Road, Irthlingborough
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Renovation project with excellent potential to add value for future resale
- Substantial - Three Bedroom Semi-Detached Home

Sharman Quinney are proud to offer this sizable semi-detached home with open aspect views to the rear. The property briefly comprises an entrance hallway, to your left, there is a door which takes you into the living room and the door to the right opens to the bay fronted former Police office and straight ahead are stairs, and doors to the rear facing reception room, and kitchen. The Kitchen is partly fitted with some wall and base cabinetry. Adjoining to the kitchen is a Utility and store, off the rear lobby, with door, to the full width lean to, onto the side of the property. The first floor comprises a spacious landing with doors to the three bedrooms, including two double rooms and a generously sized single bedroom. The

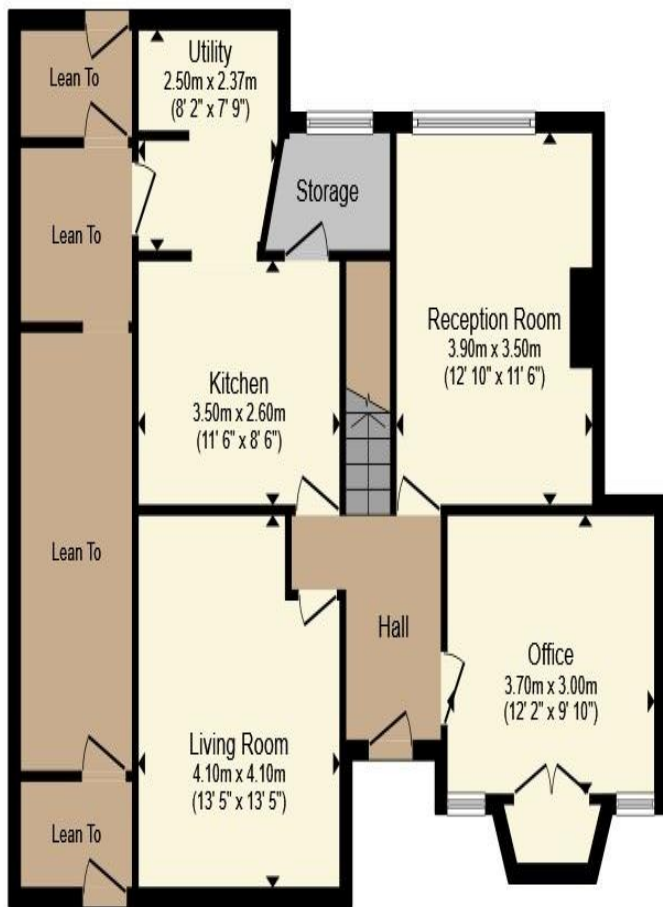


family bathroom completes the accommodation. Outside, there is a private rear garden which is low maintenance laid mainly to hardstanding slabs. There is also a private outdoor space at the side of the property, with large timber construction out buildings. This property offers exceptional potential and multi vehicular parking by extending the existing driveway into the enclosed front aspect garden space! We strongly advise to register your interest early to avoid disappointment!

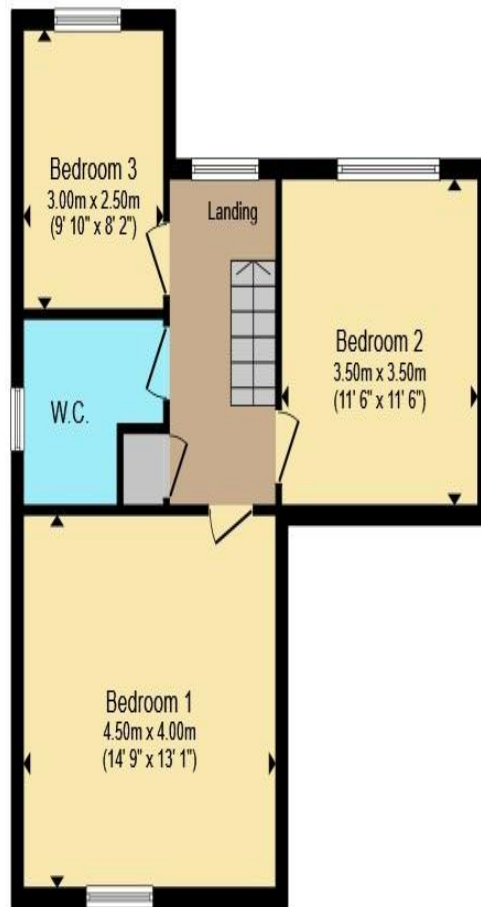
About Location

With wider retail facilities available from the Town centre at "Rushden Lakes "development just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants. The Addington Road Irthlingborough, is conveniently located for the major road network links of the A45 leading to the A14, M1 and M6 and train stations at Wellingborough, Corby, Huntington and Kettering allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to view this family home - with great curb appeal in a quiet and desirable setting and sought after location.





Ground Floor



First Floor

Total floor area 137.3 m² (1,478 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103506 - 0004

