



9 Northdale Common
Wellingborough, NN9 6XB

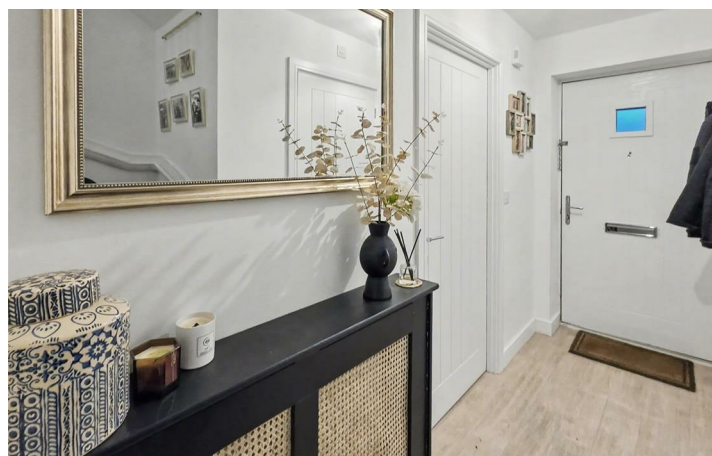


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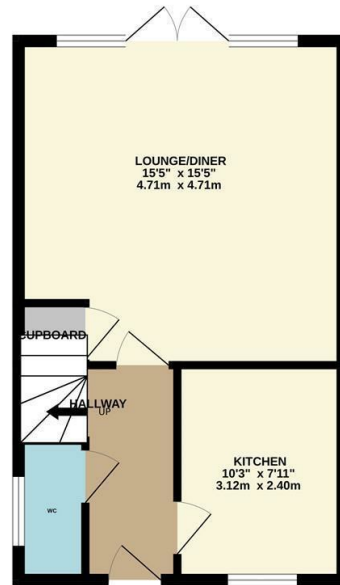
Tucked away on this sought after location surrounded by open countryside. This well presented two bedroom end of terrace home boasts off road parking and en-suite to master bedroom. Further benefits include downstairs wc and enclosed garden. Enter the property into the hallway with stairs rising to the first floor and doors to: kitchen fitted with a range of wall and base units incorporating built in oven, hob and extract fan, integrated fridge/freezer and dishwasher, and under unit lighting, space and plumbing for washing machine. Lounge/dining room is set to the rear with patio doors leading out to the rear garden and understairs storage cupboard and downstairs wc. To the first floor are two double bedrooms with the master affording en-suite shower room and further family bathroom fitted with a three piece suite having shower over the bath. Externally to the front is allocated parking for two cars and gated access to the rear. The rear garden is enclosed with timber fencing, mainly laid to lawn with patio area. Viewing is highly recommended to appreciate the location and interior. EPC Rating B. Council Tax Band B.



£260,000



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

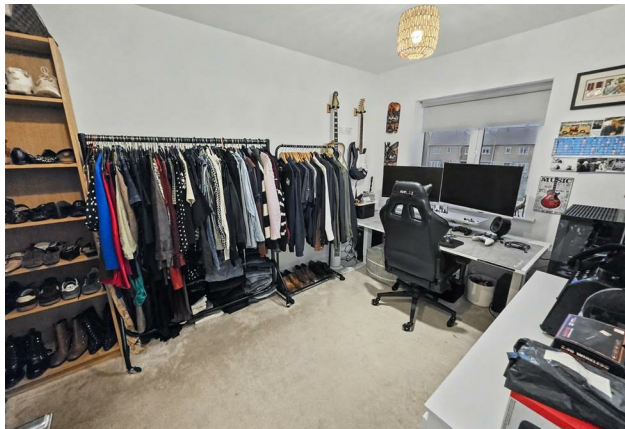


1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ