



17 Dale Avenue
Wellingborough, NN8 3QT



Simpson & Weekley

Located in a peaceful cul-de-sac on Dale Avenue, Wellingborough, this charming semi-detached house offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The heart of the home is the recently refitted kitchen, which boasts modern fixtures and ample storage, making it a joy to prepare meals.

The property features a well-maintained bathroom, ensuring convenience for all residents. Outside, the enclosed rear garden offers a private sanctuary, perfect for enjoying sunny days or hosting barbecues with friends and family. The garden's good privacy allows for peaceful outdoor living, making it an ideal space for children to play or for gardening enthusiasts to cultivate their green thumb.

Parking is made easy with off road parking, adding to the convenience of this lovely home. Additionally, the property is situated close to local schools, making it an excellent choice for families with children.

In summary, this two-bedroom semi-detached house on Dale Avenue presents a wonderful opportunity for those seeking a comfortable and well-located home in Wellingborough. With its modern kitchen, private garden, and proximity to schools, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own. Council Tax Band: B
EPC Rating: 65D

Offers In Excess Of £195,000





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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