



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)





## sales 01933 224444 lettings 01933 222233

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## 51 Gisburne Road, Wellingborough, Northamptonshire, NN8 4EE

£250,000

SPACIOUS FAMILY HOME WITH 3 GOOD SIZED BEDROOMS. This semi detached home benefits from a large ground floor rear extension and side extension which has created a large family room, ideal for large family gatherings and study area which does have potential to be a ground floor single bedroom if needed. This property is ideally located only a short walk away from Wellingborough town centre, local shools and within walking distance of Wellingborough train station. Further benefits include: UPVC double glazing, family room measuring over 16ft in length, open plan lounge/diner measuring over 22ft in length, gas radiator heating, ground floor WC and modern kitchen and bathroom. To the rear of this home is a good size rear garden paved for easy maintenance with substantial timber summerhouse. This home really must be viewed to appreciate all the space on offer.

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Lounge 12' x 9'10

Dining Room 12'2 x 11'7

Family Room 16'3 x 13' max

Kitchen 17'9 x 6'4

Study/Potential 4th Bedroom 15'8 x 5'6

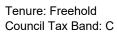
Landing

Bedroom 1 11'10 x 10'1

Bedroom 2 12'2 x 10'5

Bedroom 3 8'8 x 7'6

Bathroom 5'10 x 5'10



Viewing strictly by appointment with Hawksbys on 01933 224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or

Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the

offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements. YOUR HOME ISAT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR

ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!















