



Total area: approx. 79.1 sq. metres (851.4 sq. feet)



90 Burns Road, Wellingborough, NN8 3RS

£220,000

****NO CHAIN****

A VERY SMART FAMILY HOME ! This immaculate home has been completely refurbished throughout and offers surprisingly spacious living accommodation with an open plan design. Benefits include: Stylish refitted kitchen with breakfast bar, downstairs WC/Utility, 3 good sized bedrooms, gas radiator central heating with modern combi-boiler, UPVC double glazing, impressive refitted bathroom and quality interior decor and flooring throughout. The accommodation on offer is as follows : Entrance Hall, lounge, kitchen/diner, utility/WC, 3 well proportioned bedrooms and bathroom on the first floor. To the front is a lawn garden with tall hedgerow making it private from the footpath, it does have potential for off road parking (subject to the correct permissions being granted). To the rear is a low maintenance garden with an artificial lawn, shed/workshop and patio area.

This home must be viewed to appreciate its size and condition, it's certainly ready to move straight in to and is offered with no upward chain

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44





Entrance Hall
Lounge
14'11 max x 12'11
Kitchen/Diner
18'1 max 10'3
Utility/WC
5'1 x 4'4
Landing



Bedroom 1
12'11 x 11'8
Bedroom 2
11'8 max x 10'7
Bedroom 3
8'7 x 7'8
Bathroom
7'8 x 5'5



Tenure: Freehold
Council Tax Band: B

Viewing strictly by
appointment with
Hawksbys on 01933
724444

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 purchase price.
Offer Procedure: To make an offer you will need to make an 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 IS AT 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 POSITION 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!

