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38 Torrington Crescent, Wellingborough, Northamptonshire, NN8 **£260,000**

5BX
Location is often sought after by house buyers ahead of everything else and in our opinion this one is definitely in a great position, offering a good level of privacy to the rear and situated on a quiet road with off road parking leading to a single garage. The benefits of this home are abundant when viewing. We are offering for sale a late 1960's 3 bedroom semi detached home that has been extended to the rear providing a conservatory and kitchen behind the garage, benefiting from: UPVC double glazing, gas radiator central heating, fitted kitchen, utility/downstairs WC and study area. Outside to the rear is a smart enclosed garden which has been re-designed to be low maintenance with an array of decked areas and lawned garden.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge
14'9 x 12'1 max

Dining Area
11'4 x 8'10 max

Kitchen
13' x 7'9

Utility/WC
6'2 x 4'5

Inner Hallway/Study Area
6'2 x 6'2



Landing

Bedroom 1
14'4 max x 8'10

Bedroom 2
11'4 max x 8'11

Bedroom 3
9'9 max x 6'2

Bathroom
6'9 x 6'



Tenure: Freehold
Council Tax Band: C

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!

