



Total area: approx. 80.7 sq. metres (868.5 sq. feet)



60 West Street, Wellingborough, NN8 4LU

£269,995

**GREAT 3 BEDROOM HOME WITH DOUBLE GATES AT THE REAR !** This established 1920's home is situated only a very short walk away from Wellingborough town centre and has been greatly improved by the current owner in recent times with a modern open plan feel on the ground floor. Benefits include: Stylish refitted kitchen, impressive refitted shower room, UPVC double glazing, gas radiator central heating with modern & efficient Vaillant boiler, 3 double bedrooms and fresh decor throughout the ground floor. To the front is the original high stone wall with entrance gate leading to a low maintenance gravelled garden and pathway to the entrance door and side gate. To the rear is a good sized garden with secure metal double gates allowing good off road parking from the private road at the rear which serves only the houses on West Street. There is potential to separate the garden and the parking at the rear.

This really is a lovely family home with so much to offer and to top it off it's being offered for sale with **NO UPWARD CHAIN !**

CALL HAWKSBUYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Porch

Entrance Hall

Lounge

13' max x 10'11 not inc bay

Kitchen/Diner

19'5 max x 11'11

Landing

Bedroom 1

13'1 max x 10'11

Bedroom 2

12'1 x 10'1 max

Bedroom 3

8'9 x 8'9 into wardrobe

Shower Room

6'4 x 5'9



Tenure: Freehold  
Council Tax Band: B

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 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!

