



Allen Road
Irthlingborough
Wellingborough
Northamptonshire
NN9 5QY

Offers in Excess of £181,000

bettermove

Allen Road Wellingborough

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Irthlingborough.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The interior of this well presented property comprises a spacious living room, dining room, convenient downstairs WC, fitted kitchen, utility room and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts ample room for further development as the property has planning permission for a 2 story extension. The private rear garden is coupled with a summerhouse with first fix electrics, perfect for enjoying the summer months.

Located in the popular town of Irthlingborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6, Wellingborough Train Station and many local bus routes.

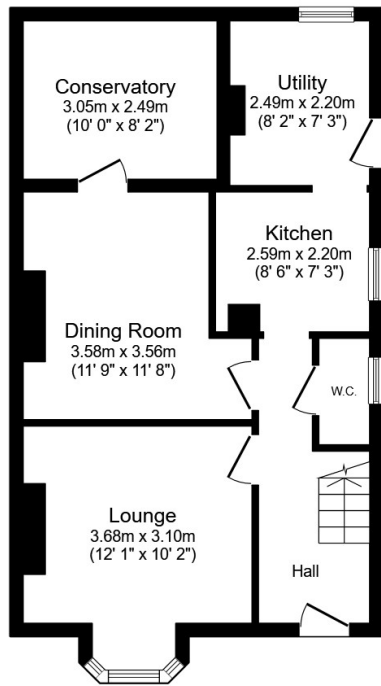
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

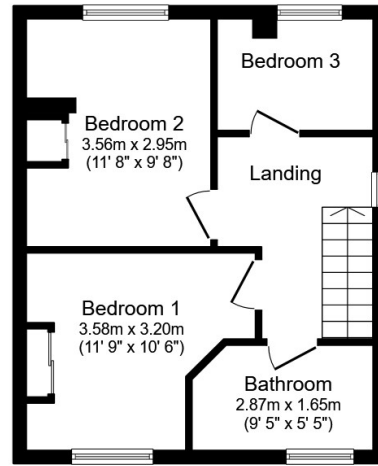
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 89.4 m² (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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