

Swanspool Parade  
Wellingborough  
NN8 2BZ

£277,500



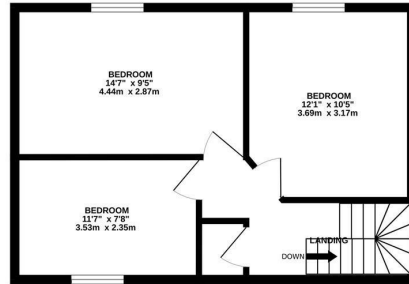
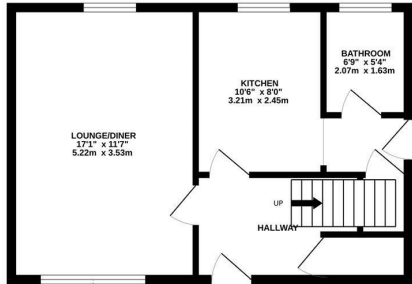
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



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# WHAT'S GREAT?

Nestled quietly on Swanspool Parade in Wellingborough, this charming three-bedroom semi-detached house offers a delightful blend of modern living and serene surroundings. Although it may be easy to overlook this hidden gem while driving by, its prime location facing Swanspool Gardens and Pavilion makes it a truly enviable residence.

The current owners have thoughtfully updated and modernised the property, ensuring it meets the needs of contemporary family life. The accommodation begins with a welcoming entrance hall that leads to a pantry-style storage cupboard, providing practical space for everyday essentials. The spacious lounge/diner is perfect for both relaxation and entertaining, while the well-appointed kitchen and bathroom complete the ground floor layout.

Venturing to the first floor, you will find three generously sized double bedrooms, each offering ample space for rest and personalisation. The property is further enhanced by a generous south-easterly facing rear garden, ideal for enjoying sunny afternoons and outdoor gatherings. Additionally, the well-proportioned frontage adds to the overall appeal of this

lovely home.

This property is perfectly situated, providing easy access to local schools and the bustling town centre, all while maintaining the tranquillity of a village atmosphere. Whether you are a growing family or seeking a peaceful retreat, this semi-detached house on Swanspool Parade is a wonderful opportunity not to be missed.

...expect excellence



# SELLER'S SECRET

"Having been a loving family home for over 24 years, I couldn't think of a more picturesque, quiet and friendly street to live in."

"Friendly neighbours and also a quiet and safe area with very close proximity to all the amenities the town centre has to offer."



## Why we like it....

Due to the Vendors onward move, (That may not be ready till Oct/Sept) the seller will leave the majority of furniture for the next owner if required. This might be a great help if your just getting on the property ladder for the first time.

To buy or not to buy....

# OSCAR JAMES

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