



53 Shire Road, Corby, NN17 2HG



**STUART
CHARLES**
ESTATE AGENTS

£145,000

Stuart Charles are delighted to offer FOR SALE this TWO DOUBLE bedroom maisonette located in the desirable Shire area of Corby. Ideal for first time buyers and located near a range of amenities to include several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, lounge, galley kitchen, study area and balcony. To the first floor are two double bedrooms and a three piece bathroom, bedroom two also benefits from having a balcony as well. Outside is a shared lawn which reaches around all the block. Call now to view!!.

- ACCOMADATION SPLIT OVER TWO FLOORS
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO SHOPS
- CLOSE TO MAIN BUS LINKS
- GOOD SIZED LOUNGE
- STUDY AREA
- MODERN BATHROOM
- WALKING DISTANCE TO SCHOOLS
- IDEAL FOR FIRST TIME BUYERS

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage cupboard, stairs rising to first floor landing, door to:

Lounge

12'4 x 12'1 (3.76m x 3.68m)

Double glazed window to side elevation, radiator, tv point, telephone point, doors to:

Study

8'8 x '53 (2.64m x '16.15m)

Double glazed window and door to balcony area, radiator.

Kitchen

10'4 x 8'2 (3.15m x 2.49m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing gas cooker, space for free standing fridge/freezer, space for automatic







washing machine, double glazed window to rear elevation.

First Floor Landing

Stairs rising from first floor landing, doors to:

Bedroom One

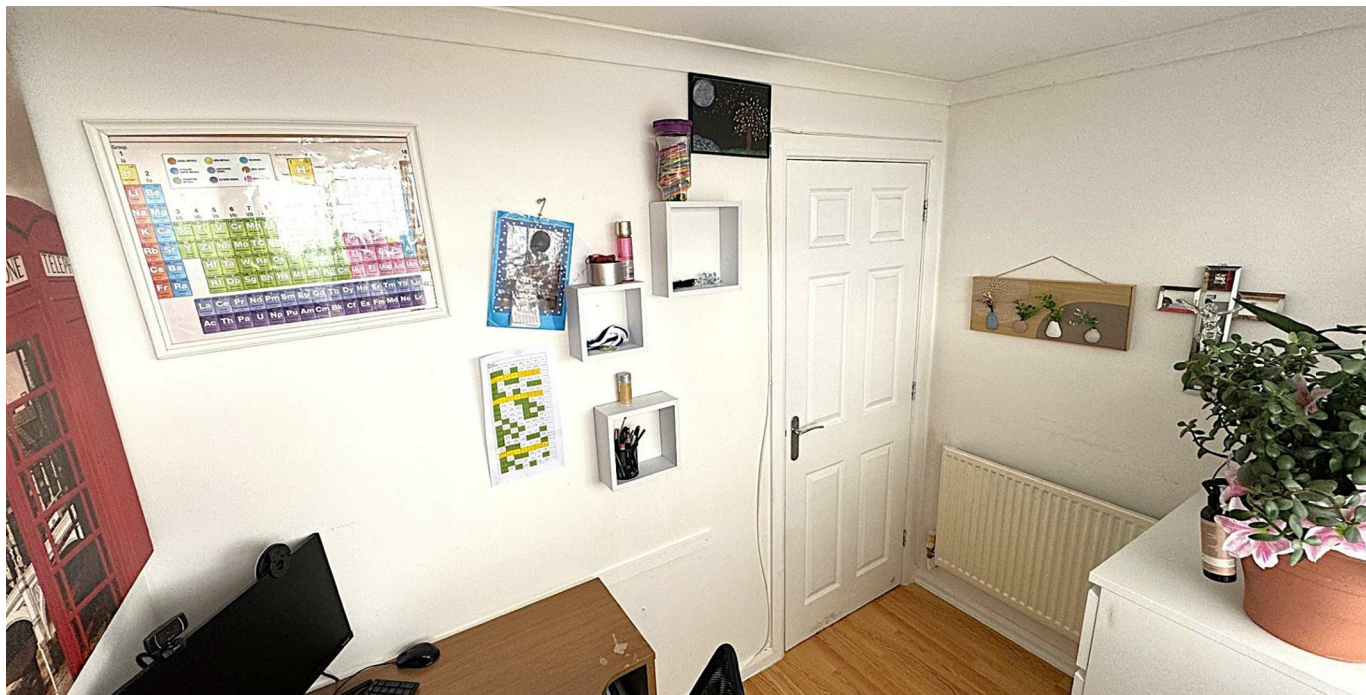
15'9 x 8'11 (4.80m x 2.72m)

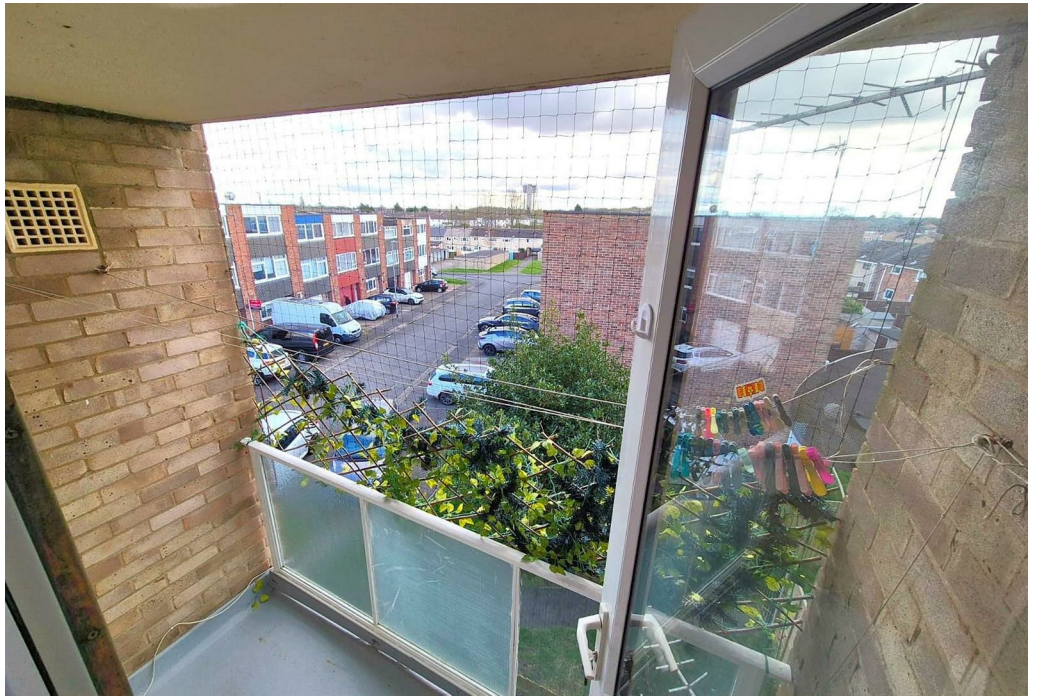
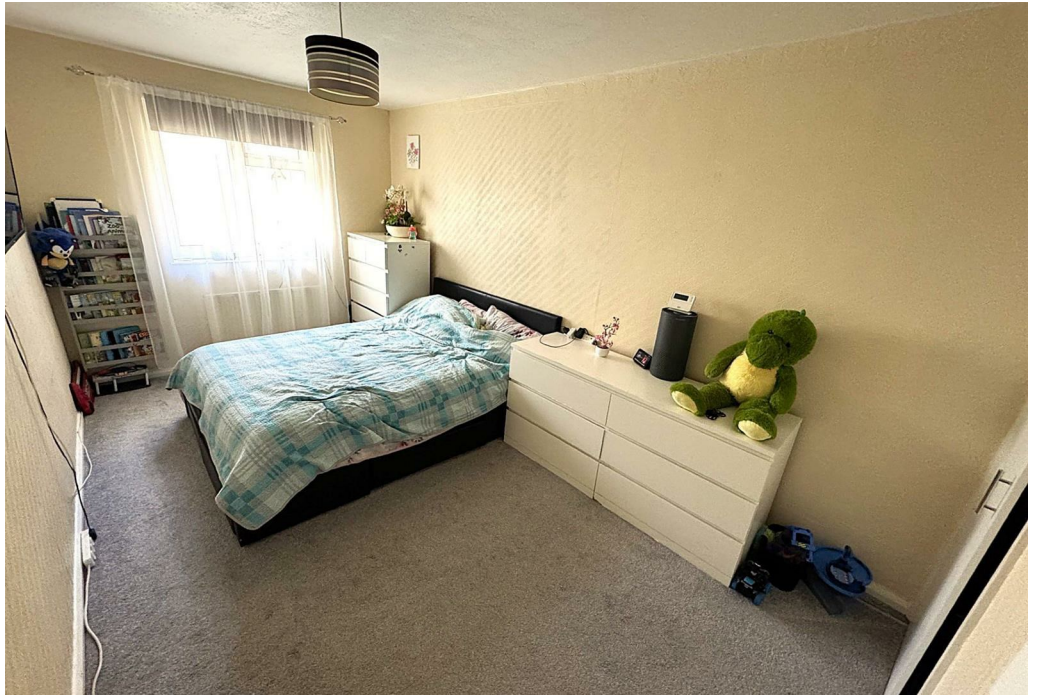
Double glazed window to side elevation, radiator, built in wardrobe, storage cupboard.

Bedroom Two

12'1 x 8'11 (3.68m x 2.72m)

Double glazed window and door to balcony area, airing cupboard with combi boiler.





Bathroom

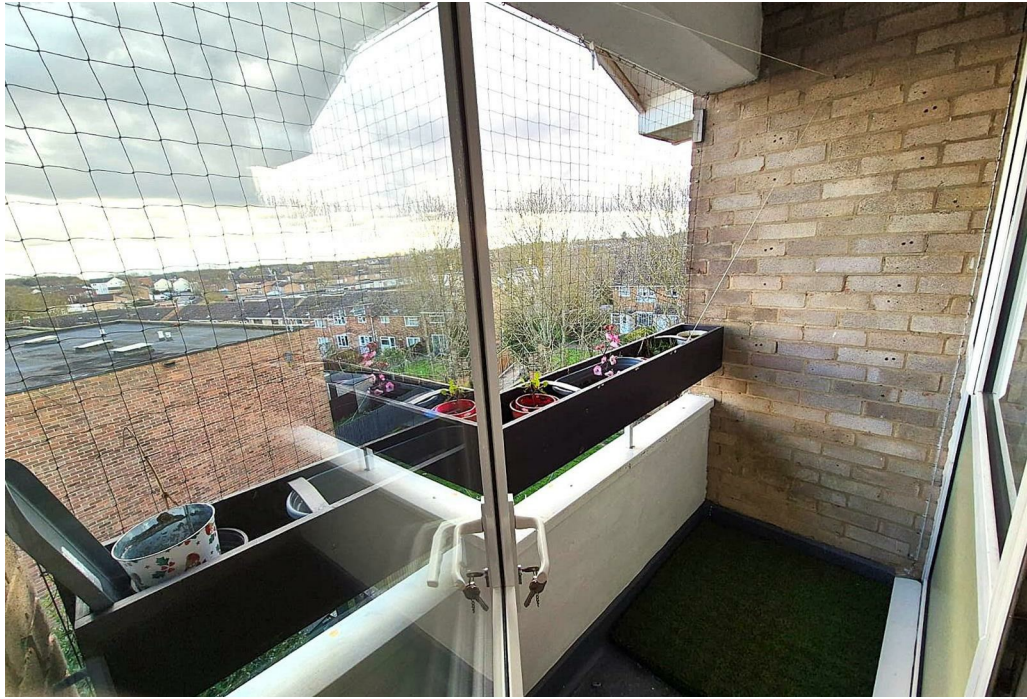
6'4 x 5'7 (1.93m x 1.70m)

Fitted to comprise a three piece suite consisting of a panel bath with shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

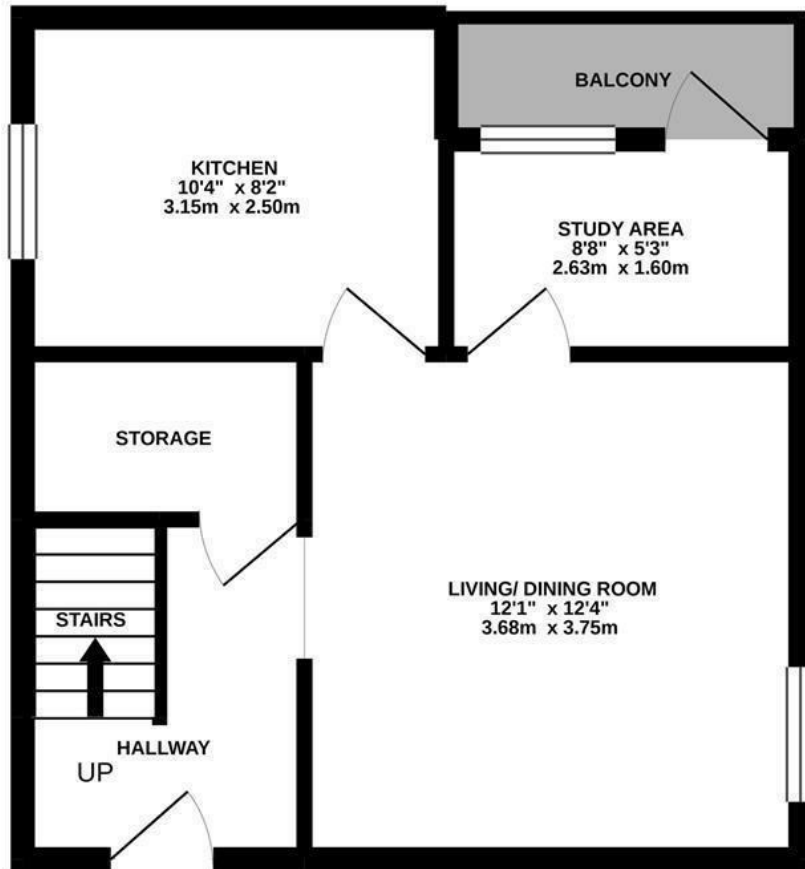
Outside

A shared green space leads to all sides.

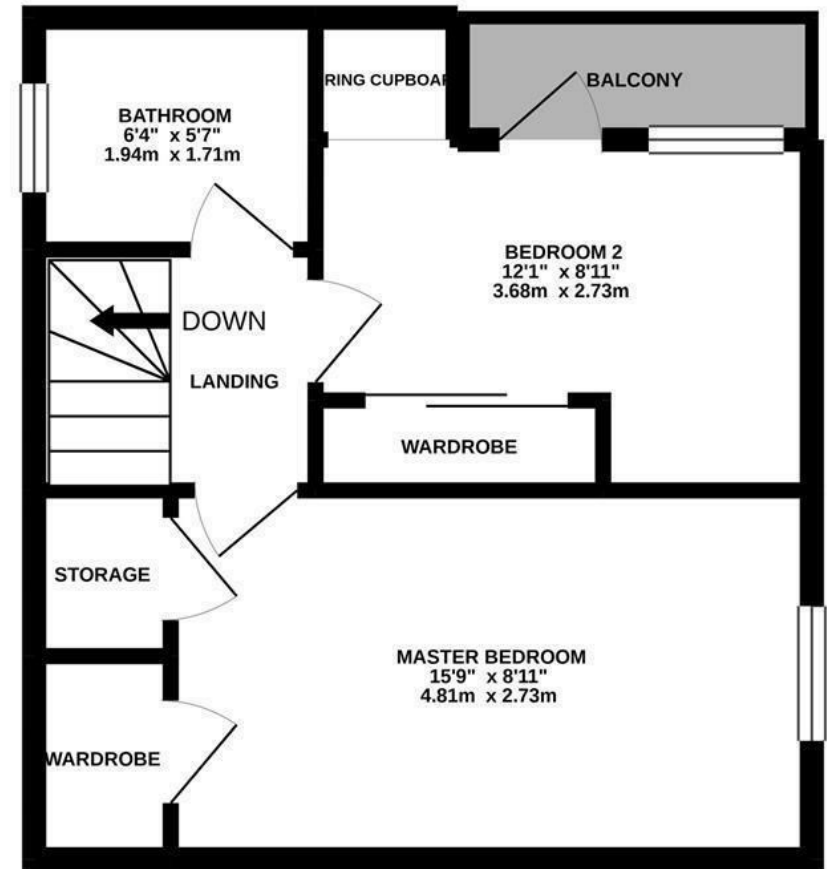




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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