

**Mike  
Neville**  
**ESTATE AGENTS**

**93 Westfield Avenue, Rushden,  
Northamptonshire, NN10 9RD**

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**£254,950 Freehold**



*We are delighted to offer for sale with no onward chain this bay fronted semi detached house situated in an established residential area of Rushden. All local amenities are within walking distance including Melloway Park being a stones throw away. Benefitting from three bedrooms, first floor family bathroom, through lounge/dining room and modern kitchen. Externally, you will find a large garden stocked with fruit trees, two summer houses and a shed, an ideal project for any budding gardener. This property would make an ideal first time purchase / family home and an immediate viewing is advised.*

- **No Onward Chain**
  - **Short Walk to Melloway Park**
  - **Through Lounge/Dining Room**
  - **Ground Floor Cloakroom / WC**
    - **Off Road Parking (STPP)**
- **Bay Fronted Semi Detached House**
  - **Three Bedrooms**
  - **Good size Kitchen**
  - **Large Rear Garden**
  - **Energy Efficiency Rating - E39**



## Location

Westfield Avenue links through from Boundary Avenue to Irchester Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - E39

Certificate number - 0459-2839-7882-9773-7325

## Accommodation

### Ground Floor

#### Hall

#### Ground Floor Cloakroom / WC

Modern white suite comprising low flush wc and vanity wash hand basin.

#### Dining Room 8'11" x 11'10" (2.73m x 3.61m)

Plus bay window.

#### Lounge 14'3" x 11'6" (4.35m x 3.50m)

#### Kitchen 21'5" x 6'11" (6.52m x 2.10m)

Maximum measurement.

Modern range of base, wall and drawer units.

Space and plumbing for washing machine.

Spare for tall fridge freezer.

Space for range style cooker.

Built in extractor hood.

Floor mounted Ideal boiler within cupboard.

### First Floor

#### Landing

#### Bedroom 1 12'5" x 10'0" (3.78m x 3.05m)

#### Bedroom 2 10'10" x 11'11" (3.30m x 3.63m)

Maximum measurement.

#### Bedroom 3 8'11" x 8'0" (2.73m x 2.45m)

#### Bathroom / WC

White suite comprising P shaped panelled bath, pedestal wash hand basin and low flush wc. Tiled surrounds and tiled flooring.

## Outside

### Front

Hardstanding with small flower border.

### Off Road Parking (STPP)

Hardstanding to the front of the property, that would be ideal for parking, subject to permission for a dropped kerb.

### Rear Garden

A large rear garden with several patio areas capturing the sun at various points throughout the day. Along with established flower borders and fruit trees. In addition there are two summerhouses (both with power) and a shed. An ideal garden project for any budding gardener.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

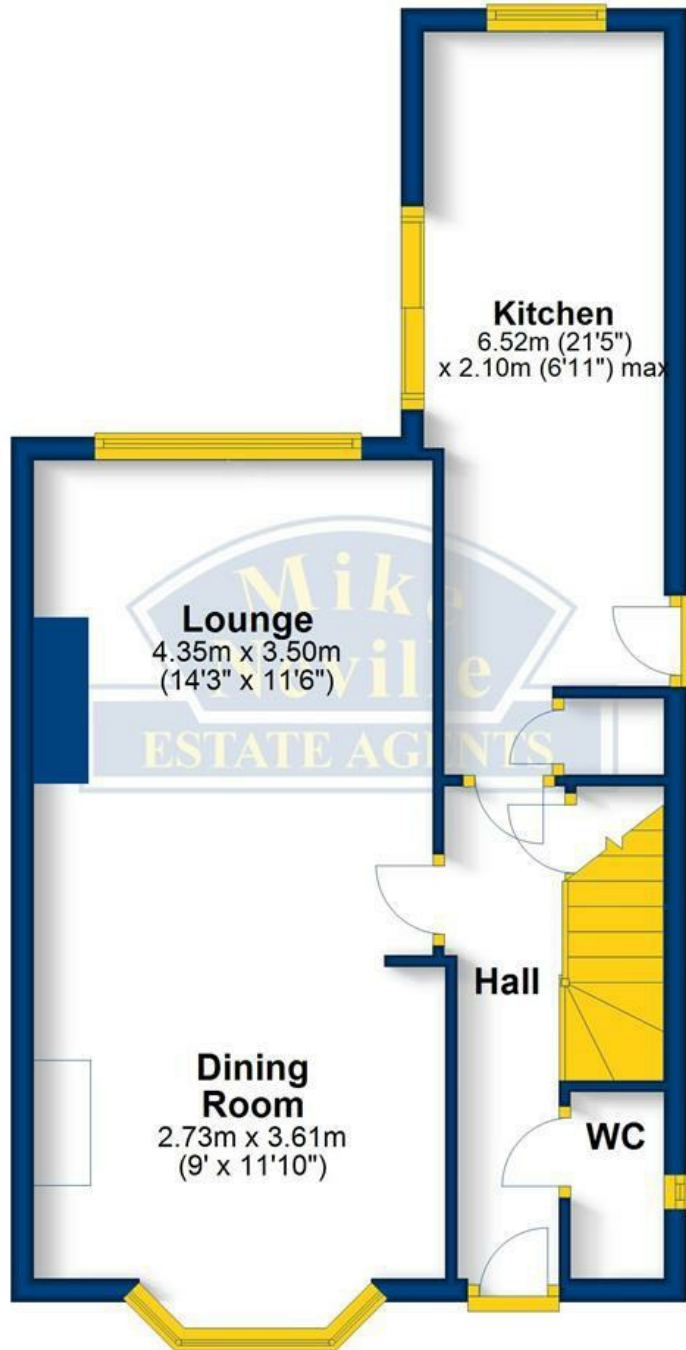
### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



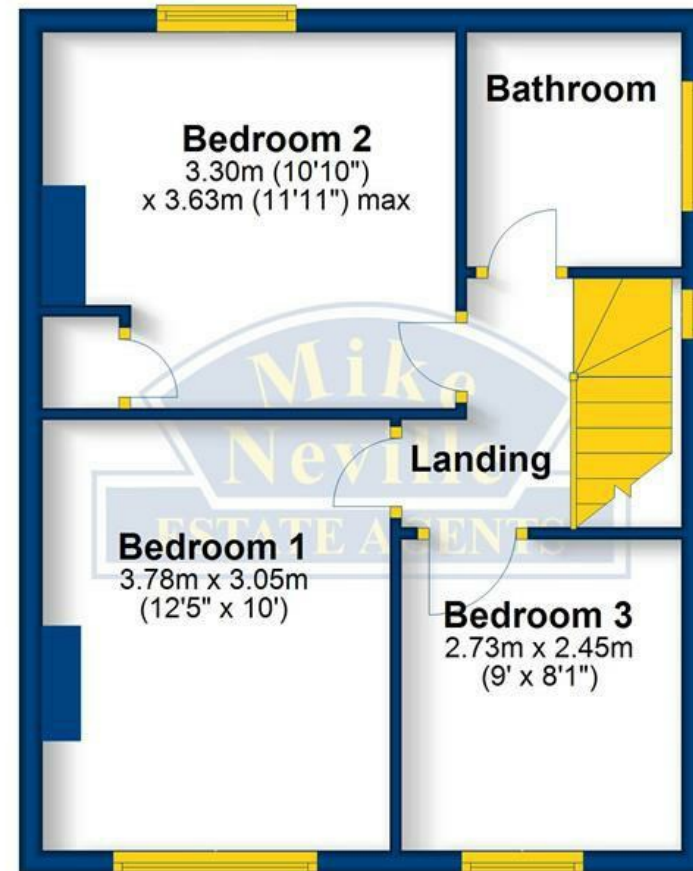
## Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



## First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)



THE  
TOLLIFES

- Order Of The Day
- 1pm WE SAT 1 Dec 8
- 4pm Fizz & Photos
- 6pm Cake-cutting & First Dance
- 8pm Party & Pizza
- 10pm WE JOIN THE ROAD & CARRIAGES







fridge master







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