



**53 Balmoral Avenue, Rushden
Northamptonshire NN10 0BE
Price £305,000 Freehold**

THE WOW FACTOR! Don't delay - view this simply stunning, side and rear extended mature family home immediately to avoid disappointment. Three good size bedrooms, dressing room extension, spacious bathroom, landing, hall, utility area, ground floor cloakroom/WC, study, lounge, sitting room, dining room and a stunning kitchen/breakfast room extension. Externally, off-road parking to the fore and a large, enclosed landscaped rear garden. Sought-after, established residential area with easy road access on to the A6 bypass.

- A simply stunning, side and rear extended mature family home
- Dressing room extension, spacious bathroom
- Stunning kitchen/breakfast room extension
- Energy rating - TBA - EPC ordered
- View immediately to avoid disappointment
- Landing, hall, utility area, ground floor cloakroom/WC
- Off-road parking
- Three good size bedrooms
- Study, lounge, sitting room, dining room
- Enclosed landscaped rear garden



Location

Balmoral Avenue can be found off Windsor Road and links through to Osborne Close and Gloucester Crescent. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - TBA - EPC ordered

Certificate number - TBA - EPC ordered

N.B

PVC double glazing.

Gas radiator central heating - Baxi boiler situated within cupboard in Dining Room.

Karndean flooring throughout the entire ground floor.

Accommodation

Ground Floor

Hall

Lounge 11'10" x 10'11" (3.63m x 3.34m)

Feature fireplace.

Dining Room 14'4" x 9'3" (4.38m x 2.82m)

Sitting Room 9'4" x 8'11" (2.87m x 2.72m)

Kitchen / Breakfast Room 16'2" x 15'3" (4.94m x 4.65m)

Study 16'6" x 5'3" (5.04m x 1.62m)

Utility Area

Space and plumbing for washing machine. Space for tumble dryer.

Ground Floor Cloakroom / WC

First Floor

Landing

Loft access.

Bedroom 1 12'4" x 11'0" (3.76m x 3.36m)

Bedroom 2 11'1" x 9'3" (3.38m x 2.84m)

Bedroom 3 11'0" x 6'4" (3.36m x 1.95m)

Bathroom / WC 10'9" x 5'4" (3.30m x 1.65m)

Outside

Front

Block paved driveway, providing off-road parking.

Rear

Fully enclosed by way of high fencing, therefore ensuring privacy. Landscaped and off a good size.

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

Disclaimer

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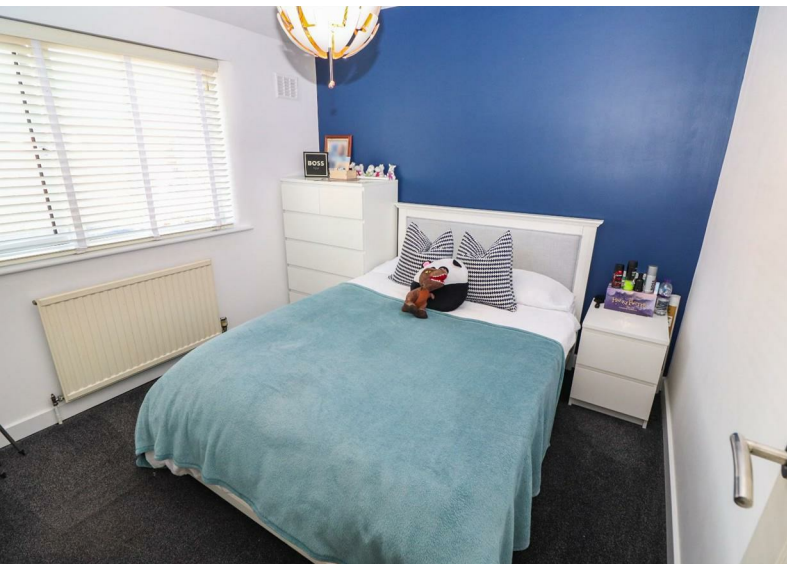
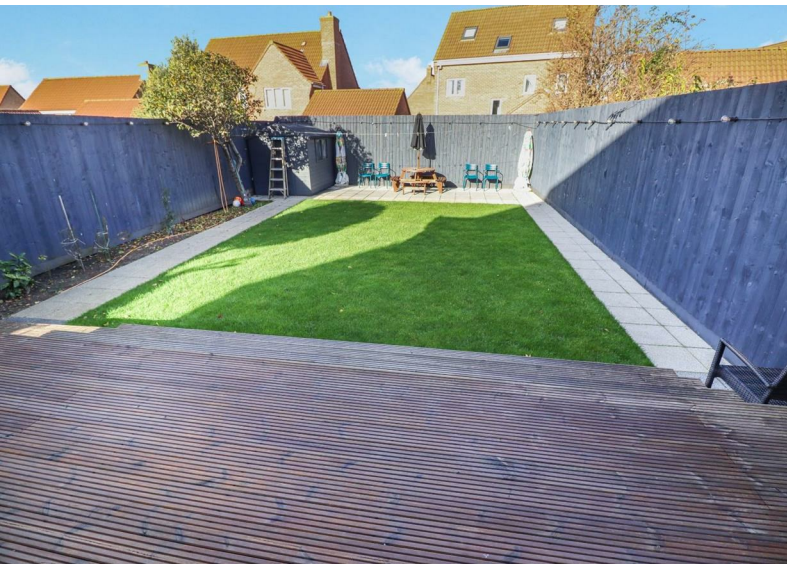
Floorplans

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.

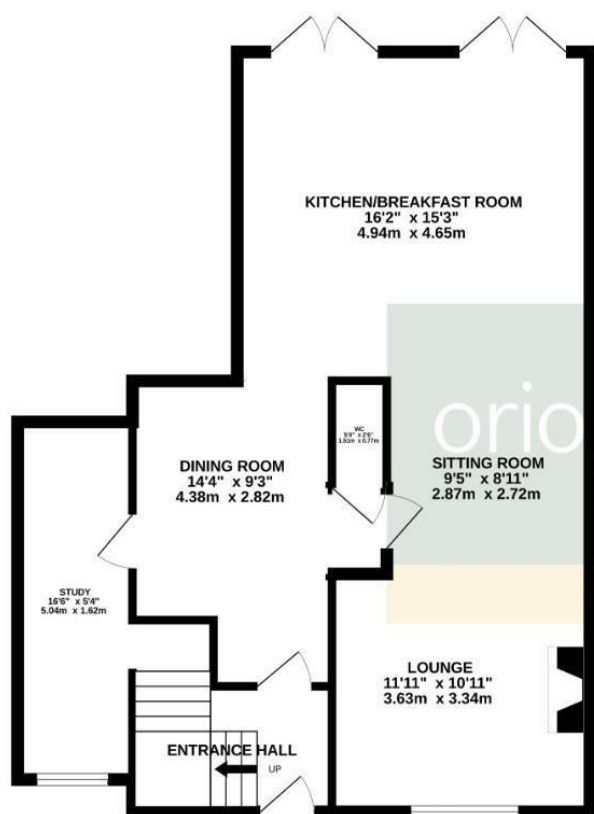
Money Laundering Regulations 2017

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).

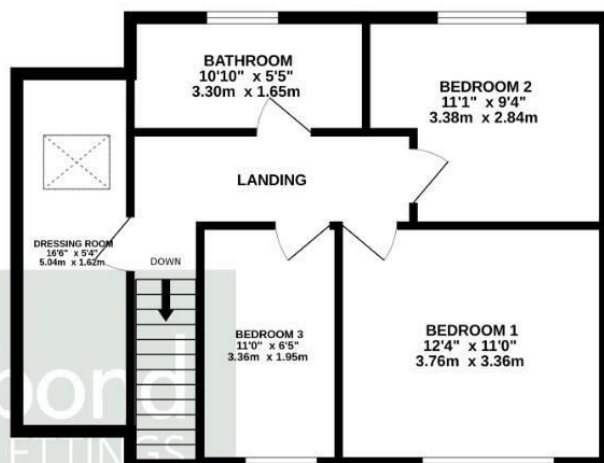




GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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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