



17 Tyne Way

Rushden, Northamptonshire NN10 0GT



Simpson & Weekley

*****FOUR LARGE BEDROOMS*** ***GARAGE AND PARKING***** Simpson and Weekley are delighted to offer to the market this very well presented four-bedroom family home. Situated on a modern development, located within easy access of lots of local amenities including shops, schools and the always popular Rushden Lakes development is this three-storey townhouse boasting four bedrooms, off road parking and a single garage. The property also benefits from an en-suite to the master bedroom, ground floor cloakroom, gas radiator central heating and double glazing throughout. The accommodation in brief comprises entrance hall, cloakroom, lounge/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom and to the second floor there is a master bedroom with built in wardrobes and an en-suite shower room. Externally there is a forecourt front garden and an enclosed, low maintenance rear garden with a side door to a garage and off-road parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating B, Council Tax Band A

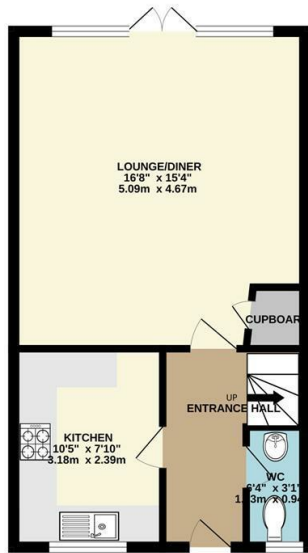


Offers In Excess Of £280,000

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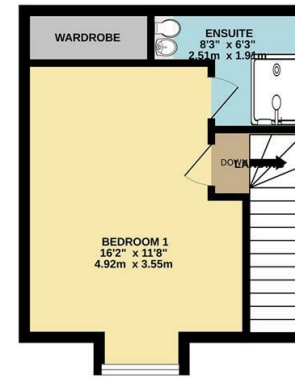
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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**Simpson
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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW