



89 Westfield Avenue
Rushden, NN10 9RD



Simpson & Weekley

Welcome to this charming three-bedroom semi-detached family home located on the desirable Westfield Avenue in Rushden. As you step into the property, you are greeted by a spacious entrance hallway leading to a cosy lounge, a bright dining room, a well-equipped kitchen, and a convenient WC on the ground floor.

Upstairs, you will find two generous double bedrooms, a comfortable single third bedroom, and a separate family bathroom, providing ample space for the whole family. The large private rear garden offers a perfect outdoor retreat, ideal for relaxing or entertaining guests. Additionally, the off-street parking to the front of the property ensures convenience for you and your visitors.

Situated in a popular location, this home is surrounded by a variety of amenities including shops, parks, schools, and the ever-popular Rushden Lakes development, offering a vibrant lifestyle for its residents. Don't miss the opportunity to make this lovely property your new home sweet home in Rushden.

EPC Rating Ordered, Council Tax Band B

£240,000



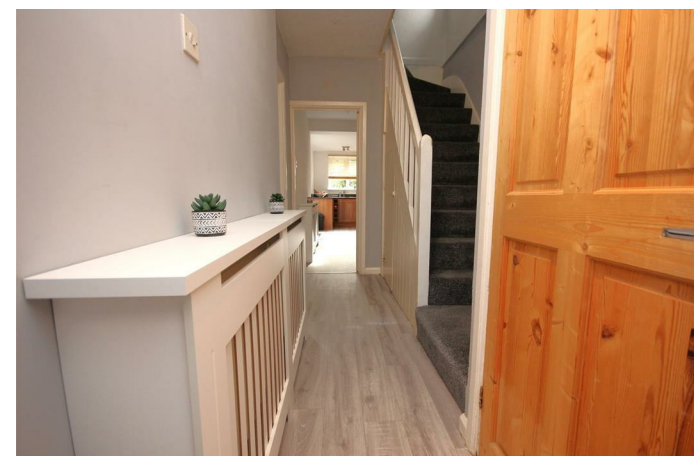
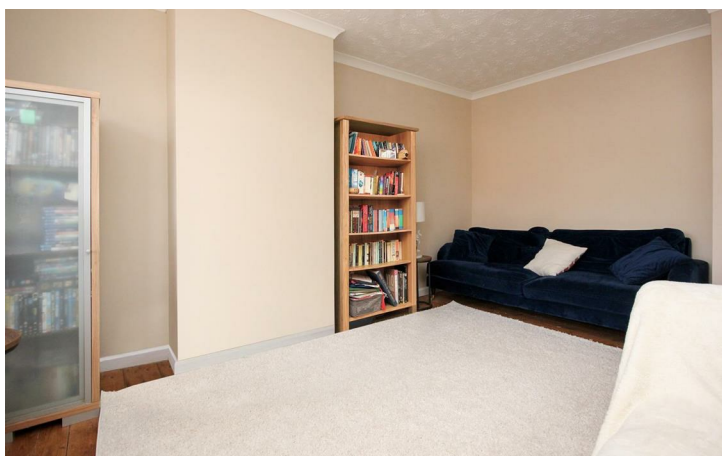
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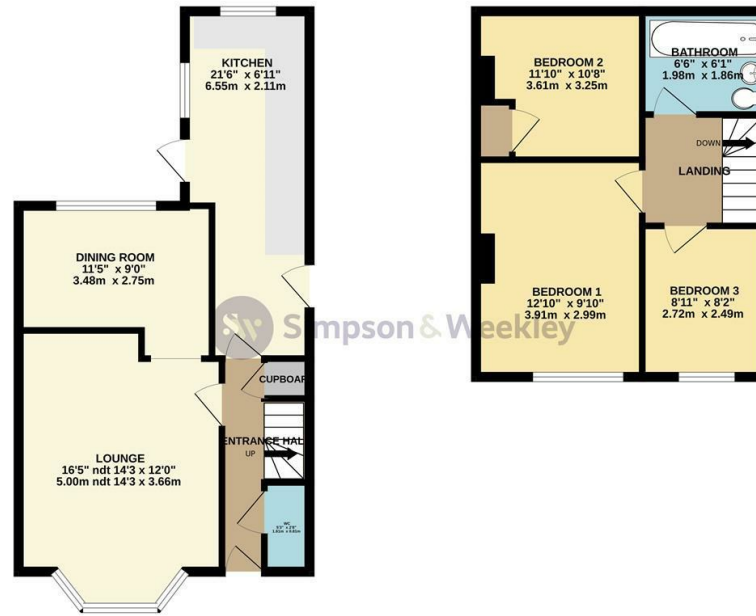


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GROUND FLOOR
468 sq. ft. (43.5 sq.m.) approx.

1ST FLOOR
366 sq. ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq. ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropac C3024.



Energy Efficiency Rating

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



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