



9 Hall Avenue
Rushden, NN10 9ES



Simpson & Weekley

****BACKING ONTO HALL PARK**** Simpson and Weekley are delighted to offer to the market this extended three-bedroom family home.

There is well-appointed accommodation set over two floors, comprising a spacious entrance hall, cloakroom/WC, bay-fronted living room, sitting room, dining room to the rear, kitchen and separate utility room on the ground floor. On the first floor you will find the shower room and three bedrooms, one of which has quality built-in wardrobes with sliding doors overlooking the rear garden and hall park. Externally, you will find off-road parking for several vehicles to the front of the property, and to the rear is a beautiful private garden with direct access into hall park, and a detached brick-built garage.

The property itself is positioned in an excellent location providing easy access to the town centre where you will find a range of amenities, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes in the car. For commuters, the A6 and A45 are both easily accessible.

EPC Rating E, Council Tax Band C.

£325,000



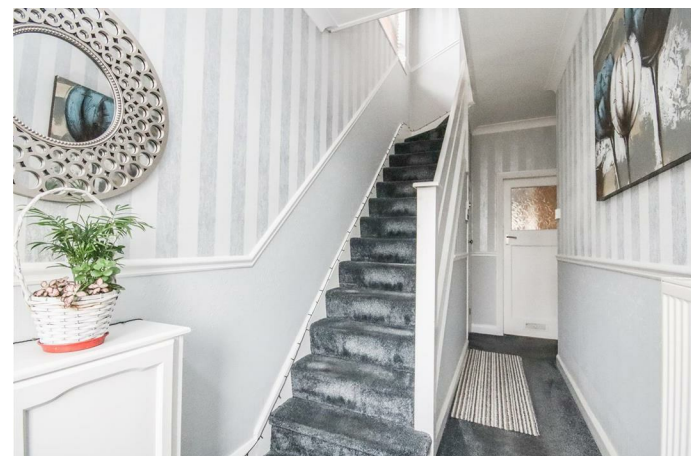
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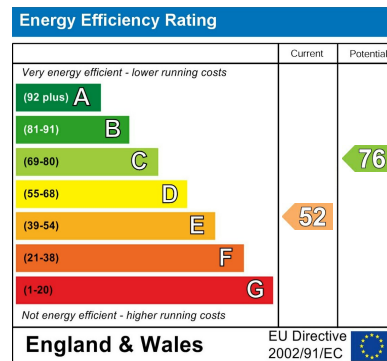


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TOTAL FLOOR AREA: 989 sq. ft. (91.8 sq.m.) approx.

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.
Made with Metaplan (2020).



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