



2 Byron Crescent  
Rushden, NN10 6BL



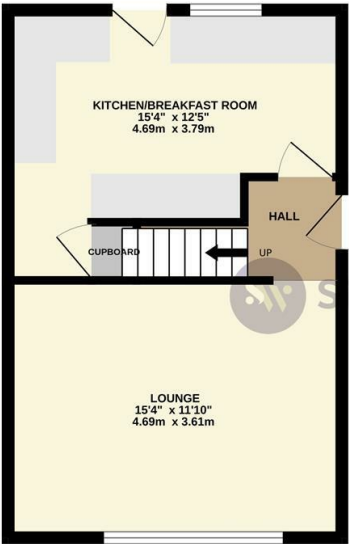
**Simpson & Weekley**

**\*\*\*NEW KITCHEN AND BATHROOM\*\*\*** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom semi-detached family home. Ideally located on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, large lounge with built in media wall and a modern re-fitted kitchen breakfast room downstairs. The first floor offers a large master bedroom with built-in wardrobes, two further bedrooms and a modern re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with a detached garage in the rear garden. To the front of the home is a small grassed front lawn and off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating D

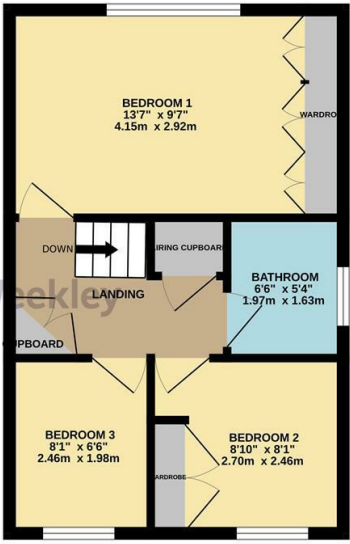
£240,000



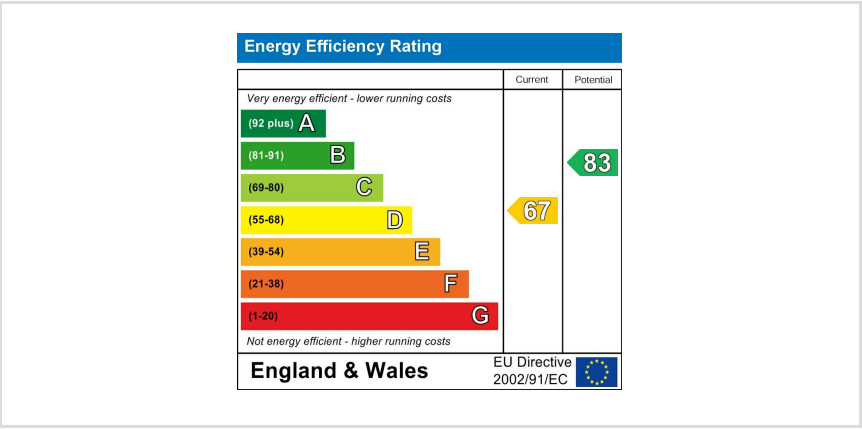
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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.  
Made with Netopix 6/2025



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW