



96 Park Road  
Rushden, NN10 0LU



**Simpson & Weekley**



**\*\*\*FULL LOFT CONVERSION\*\*\* \*\*\*THREE DOUBLE BEDROOMS\*\*\* \*\*\*MODERN KITCHEN\*\*\*** Simpson and Weekley are delighted to offer to the market this spacious three bedroom, three story family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, open plan lounge dining room, modern kitchen, utility room and downstairs shower room. The first floor offers two double bedrooms and a modern family bathroom and the top floor boasts a large double bedrooms that could be split into two separate rooms. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate the size and space available in this fantastic home. EPC Rating D, Council Tax Band A

Offers In Excess Of £220,000



3



2



2

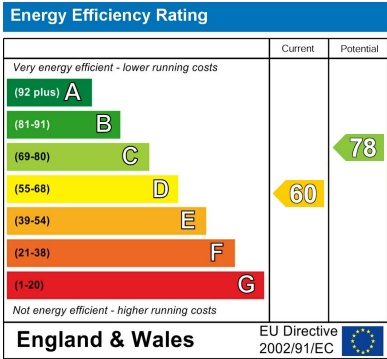


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TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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 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 6/2008.





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



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