# 4 East Crescent

Rushden, Northamptonshire NN10 9QY

Simpson & Weekley

Situated in a popular residential area of Rushden, this well-presented three-bedroom semi-detached home offers spacious accommodation throughout and an exceptionally large rear garden, making it an ideal purchase for first-time buyers, families or those looking for ample outside space.

The accommodation comprises an entrance hall with stairs rising to the first floor, a comfortable living room, and a bright open-plan kitchen/dining room. A convenient cloakroom/WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms along with a stylish re-fitted family bathroom, finished to a modern standard.

Externally, the property benefits from a generous front garden with excellent potential to create ample off-road parking, subject to the necessary planning permissions. To the rear is a particularly large garden, offering plenty of space for children to play and outdoor entertaining.

East Crescent is conveniently located within easy reach of Rushden town centre, offering a wide range of shops, supermarkets, schools and everyday amenities. Rushden Lakes is just a short drive away, providing an excellent selection of retail, restaurants and leisure facilities, while nearby road links, including the A6 and A45, offer convenient access to Wellingborough, Northampton, Bedford and beyond.

£230,000

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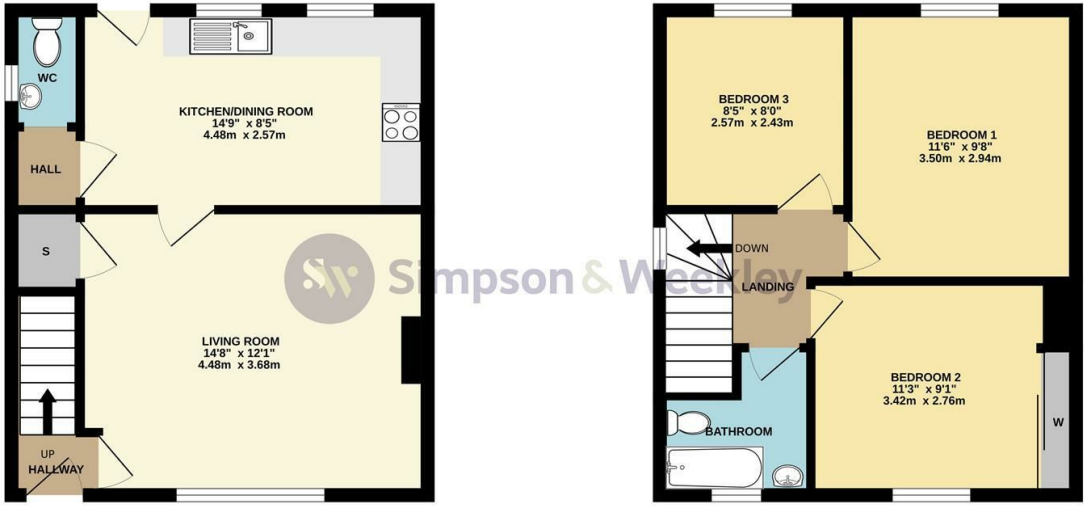
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.




TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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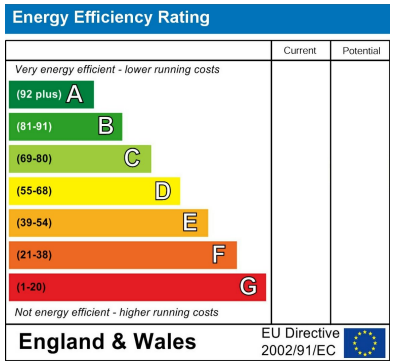

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