

51 Prospect Avenue

Irchester, NN29 7DZ

Simpson & Weekley

NO ONWARD CHAIN Situated in the popular village of Irchester, this well-proportioned family home offers spacious accommodation throughout, including an extended kitchen/dining room, three bedrooms and a south-facing rear garden. The property further benefits from off-road parking for two vehicles and a re-fitted downstairs bathroom.

Upon entering, the entrance hall leads through to a bay-fronted living room, providing a bright and welcoming space. To the rear, the extended kitchen/dining room offers generous proportions, ideal for both everyday family life and entertaining. Completing the ground floor is a re-fitted bathroom.

The first floor offers three bedrooms, two of which are comfortable doubles, with the third providing a versatile space for a single bedroom, nursery or home office.

Externally, the property benefits from off-road parking to the front for two vehicles, and to the rear is a south-facing garden.

Irchester is a popular village offering a range of local amenities, whilst the nearby towns of Wellingborough and Rushden provide a wider selection of shopping and leisure facilities. The area also offers access to surrounding countryside and transport links, making it a convenient location for commuters and families.

EPC Ordered, Council Tax Band A

£245,000

3 1 1







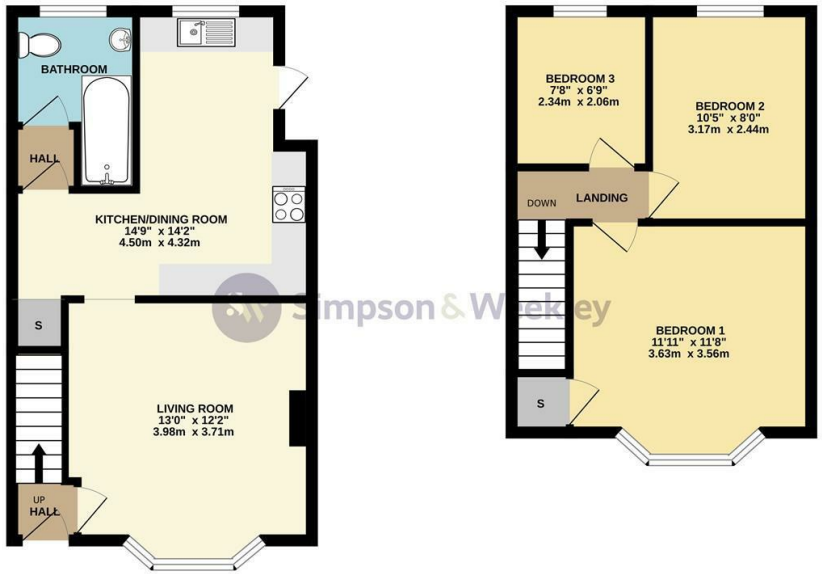




Simpson & Weekley

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

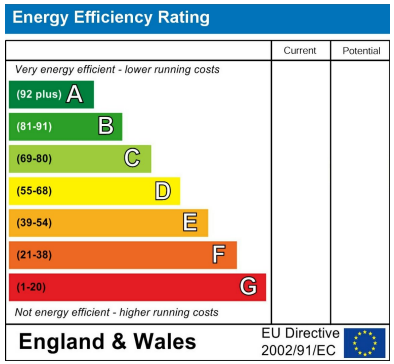


Simpson & Weekley

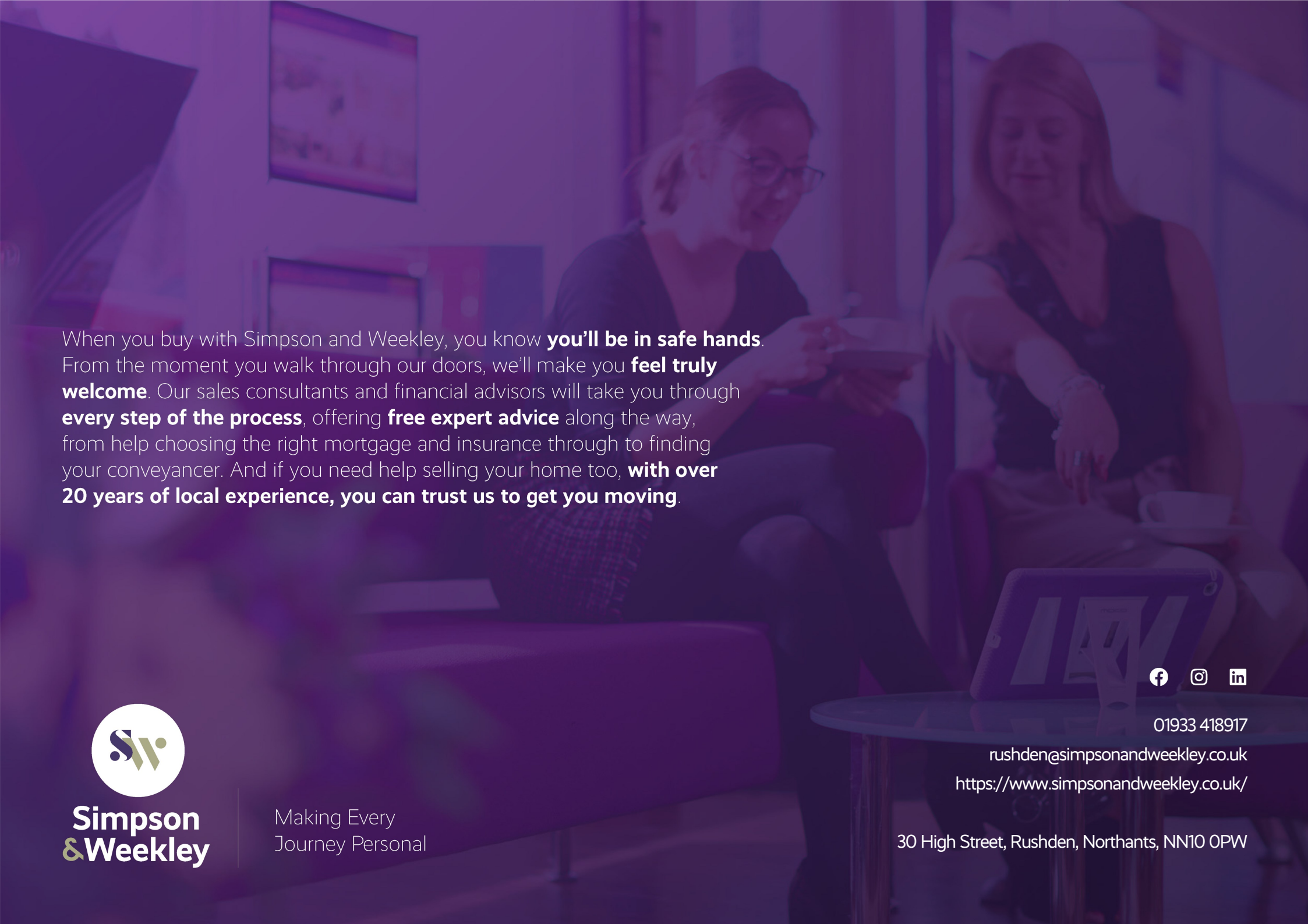
TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

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 Metropix ©2026









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

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

30 High Street, Rushden, Northants, NN10 0PW