

53 Tyne Way

Rushden, Northants NN10 0GY

Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this very well presented presented three bedroom semi detached house located close to the Rushden bypass giving easy access to the A6 and A45, town centre and local amenities. The property will be available towards the end of October and briefly comprises entrance hall, downstairs WC, modern kitchen and spacious lounge/dining room with useful understairs storage cupboard and French doors leading to the rear garden. To the first floor there are three bedrooms, the master having a range of fitted wardrobes and a modern four piece family bathroom with separate shower cubicle. Further benefits include a stunning enclosed rear garden, driveway providing off road parking leading to a single garage, gas radiator central heating and being fully Upvc double glazed. Available towards the end of October, an early viewing is highly recommended. EPC Rating C. Council Tax Band C

£1,275 PCM

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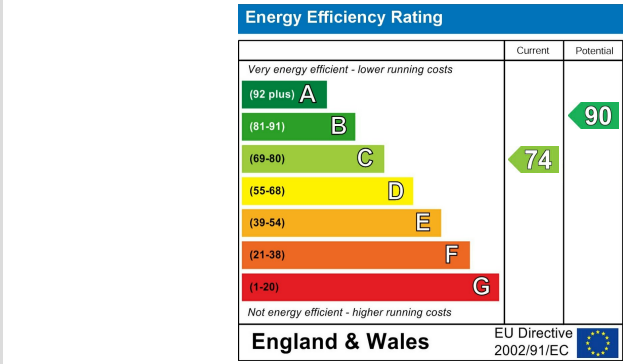




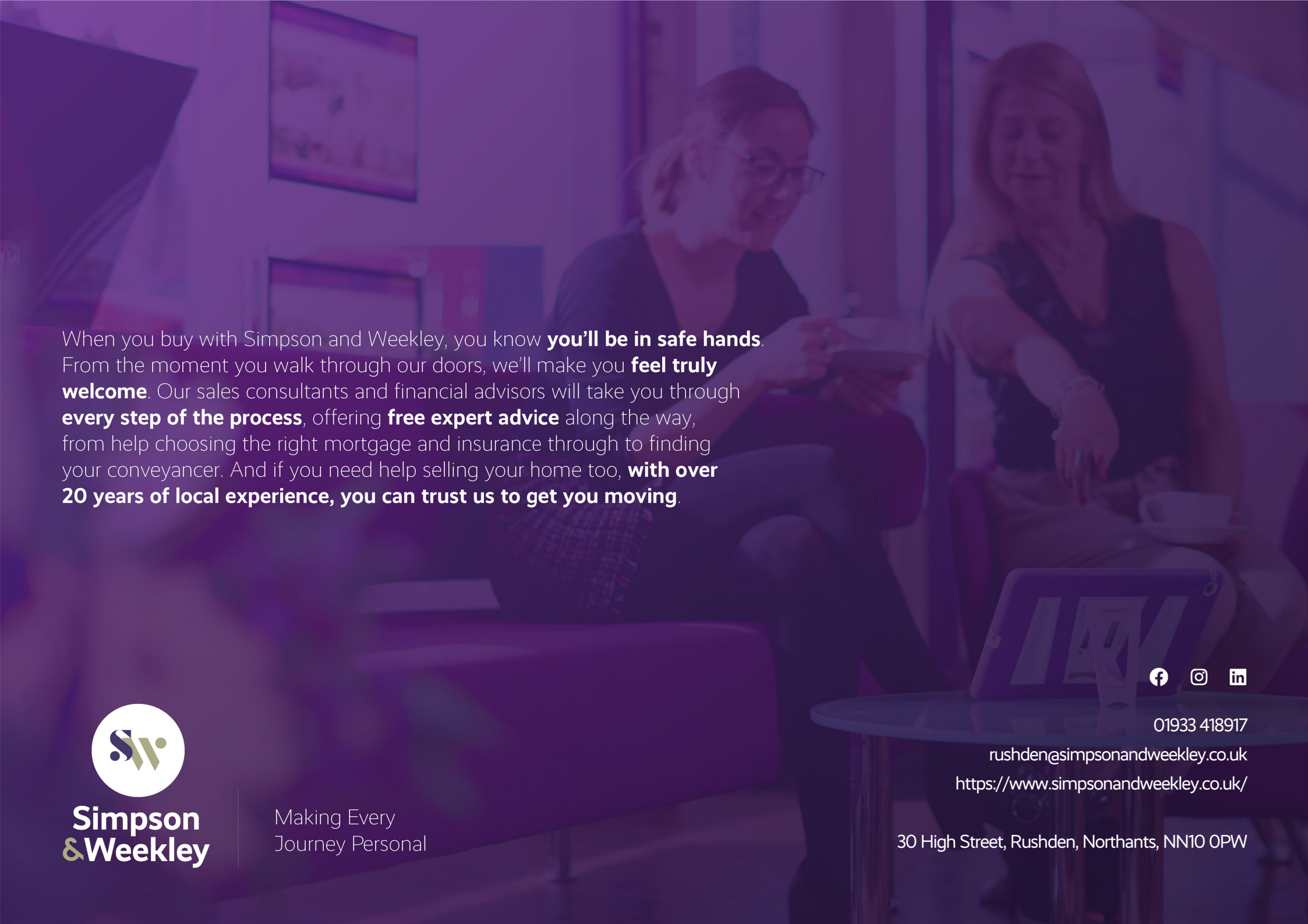


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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
90
England & Wales
EU Directive 2002/91/EC





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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