



13 Manton Road
Rushden, Northamptonshire NN10 0JT



Simpson & Weekley

MOVE STRAIGHT IN Simpson and Weekley are delighted to offer to the market this fantastic two bedroom bay-fronted terrace house. 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 is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; Bay fronted lounge, dining room, kitchen and family bathroom downstairs. The first floor offers a large master bedroom with an en-suite shower room and a separate second double bedroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a private landscaped rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band A

Offers In Excess Of £185,000



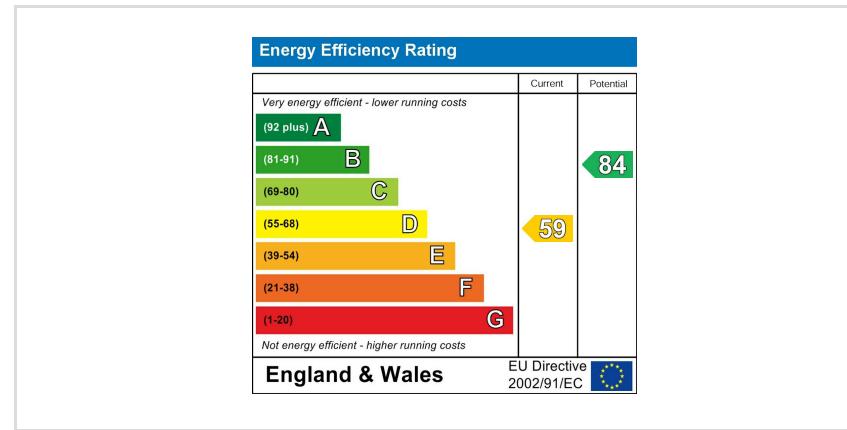
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GROUND FLOOR
394 sq ft. (36.6 sq m) approx.

1ST FLOOR
299 sq ft. (27.5 sq m) approx.



TOTAL FLOOR AREA: 693 sq ft. (64.1 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 inaccuracy. The services and appliances mentioned have not been tested and no guarantee is given to their operation or efficiency can be given.
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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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