



19 Prospect Ave
Irchester, Northants NN29 7DZ



Simpson & Weekley

*****EXTENDED FAMILY HOME*** ***POPULAR VILLAGE LOCATION***** Simpson and Weekley are delighted to offer to the market this amazing three/four bedroom semi-detached family home. Ideally located on the edge of the highly sought after Northamptonshire village of Irchester. The home offer easy access to lots of local amenities including shops, schools, country parks and the always popular Rusden Lakes development. The home offers extended living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, modern kitchen diner, dining room/bedroom four and a WC downstairs. The first floor boast two large double bedrooms, a single third bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large fully enclosed private rear garden, a front garden and off street parking. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating E

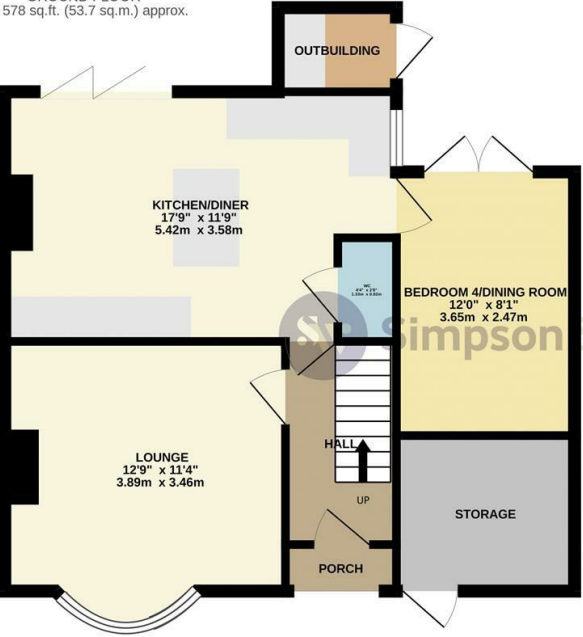


£285,000

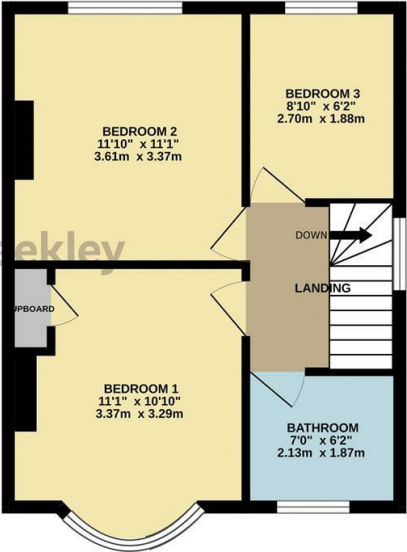


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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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 6/2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
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