



**97 Park Avenue, Rushden  
Northamptonshire NN10 9NR  
Price £325,000 Freehold**

We are delighted to offer for sale this spacious, extended, semi-detached family home, situated on the prestigious Park Avenue. The deceptive accommodation on offer here will only be appreciated upon viewing. This includes: three/four bedrooms, family bathroom, WC, landing, porch, hall, ground floor cloakroom/WC, lounge, sitting room, dining room, modern kitchen/breakfast room and large utility room, with the overall accommodation in excess of 1,500sqft in total. Externally, the property offers a large landscaped rear garden, garage driveway parking and store. An ideal family home.

- A spacious, extended, semi-detached family home
- Three/four bedrooms, family bathroom, WC, landing
- Modern kitchen/breakfast room and large utility room
- Energy Efficiency Rating - D68
- Situated on the prestigious Park Avenue
- Porch, hall, ground floor cloakroom/WC
- Overall accommodation in excess of 1,500sqft in total
- Deceptive accommodation on offer here will only be appreciated upon viewing
- Lounge, sitting room, dining room
- Externally, the property offers a large landscaped rear garden, garage driveway parking and store



### Location

Opposite the turning into Hillary Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - D68

Certificate number - 2130-5107-6060-6101-5325

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

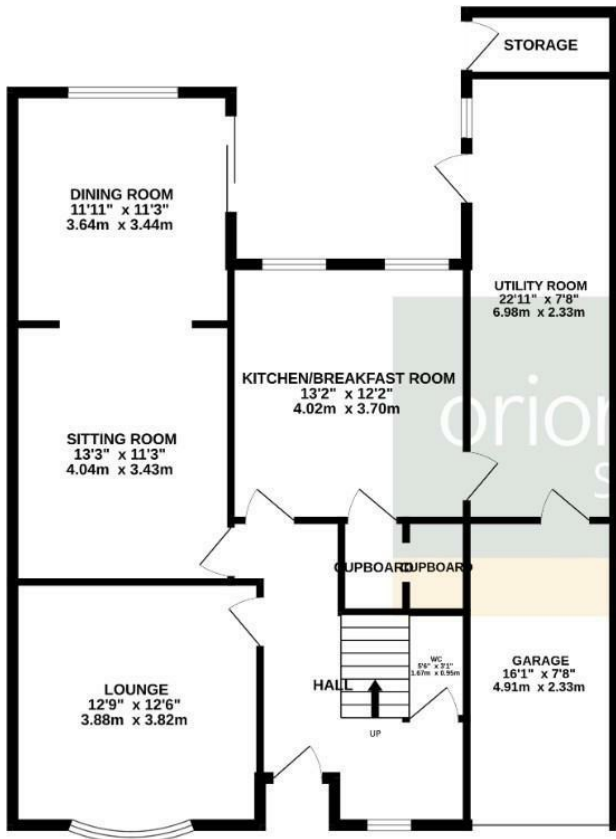
### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

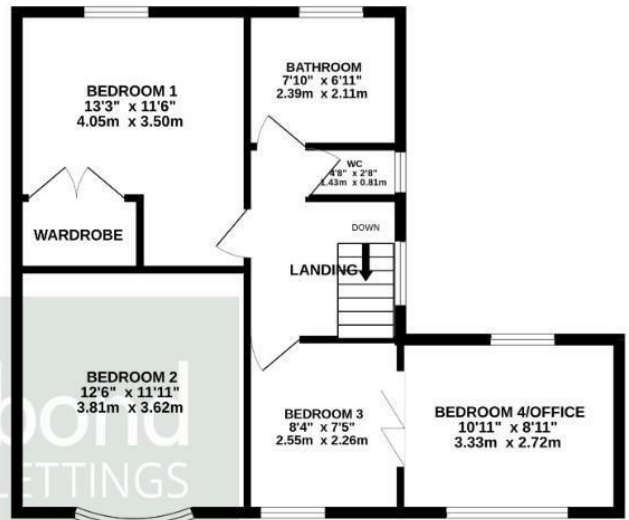




GROUND FLOOR  
1088 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 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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