

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Livesey Street, Rishton, BB1 4DY

### £795

AN IMMACULATE AND DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

This fantastic three bedroom mid terrace property is being proudly welcomed to the property market in the popular area of Rishton. Benefiting from two spacious reception rooms, a stunning modern fitted kitchen, three generously sized bedrooms and an en suite shower room. This property has everything you could need and would be perfect for a couple or small family looking for a home to move straight into! Situated within walking distance to local shops, amenities and transport links, it is a fantastic property not to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming hallway that has doors to two reception rooms and staircase to the first floor. The second reception room has a door through to the modern fitted kitchen. The kitchen has under stairs storage and a door to the rear. The first floor landing houses doors on to three generously sized bedrooms, three piece bathroom and storage cupboard. The main bedroom has an en suite shower room. Externally both the front and rear of the property benefit from an enclosed yard.

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# Livesey Street, Rishton, BB1 4DY

£795



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Spacious Three Bedroom Mid Terraced Property With Viewing Essential
- Ideal Home For A Couple Or Small Family Ready To Move Straight Into
- Contemporary Fitted Kitchen
- Three Piece Bathroom Suite And En Suite Leading From Main Bedroom
- Enclosed Rear Yard

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

3'11 x 3' (1.19m x 0.91m)

Cornice coving and door to hallway.

### Hallway

10'7 x 3' (3.23m x 0.91m)

Central heating radiator, tiled flooring, smoke alarm, cornice coving, corbels, doors to two reception rooms and stairs to first floor.

### Reception Room One

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator, cornice coving, three feature wall lights, television point, fireplace and wood effect flooring.

### Reception Room Two

14'5 x 11'5 (4.39m x 3.48m)

UPVC double glazed window, central heating radiator, cast iron log burner with stone hearth, television point and door to kitchen.

### Kitchen

11'7 x 7'3 (3.53m x 2.21m)

UPVC double glazed bay window, UPVC door to rear, central heating radiator, wood panelled wall and base units, wooden work tops, single oven, gas hob, tiled splash back, integrated extractor fan, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, space for dryer, spotlights, part tiled elevation, tiled flooring and under stairs storage.

## First Floor

### Landing

14'5 x 5' (4.39m x 1.52m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

### Bedroom One

13'7 x 11'9 (4.14m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

5'3 x 3'5 (1.60m x 1.04m)

Dual flush WC, pedestal sink with mixer tap, direct feed shower, spotlights, part tiled elevation and tiled flooring.

### Bedroom Two

8'7 x 7'11 (2.62m x 2.41m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

7'4 x 5'6 (2.24m x 1.68m)

UPVC double glazed window, Velux window and central heating radiator.

### Bathroom

9'1 x 5'2 (2.77m x 1.57m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap and rinse head, spotlights, part tiled elevation and tiled flooring.

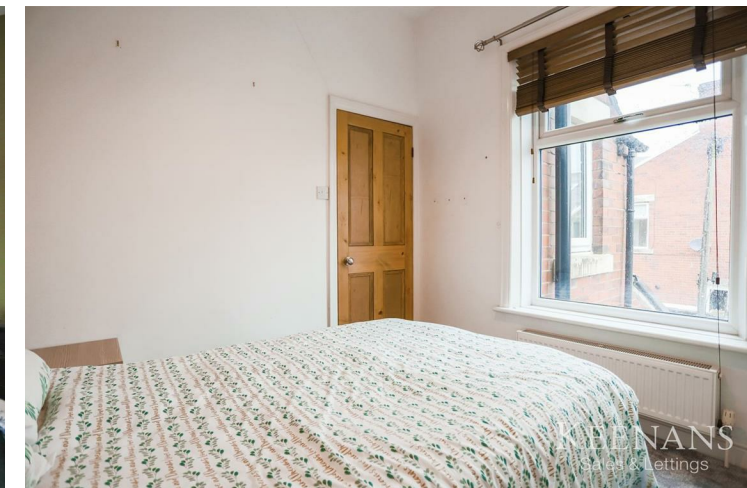
### External

#### Rear

Enclosed yard.

#### Front

Enclosed courtyard.



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