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ESTATE AGENTS



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Burton Street, Rishton

Welcome to this charming property located on Burton Street in the delightful area of Rishton. This mid-terrace house, built in the 1900's, boasts a generous 1,206 sq ft of living space that has been newly refurbished to a high standard.

Upon entering, you are greeted by a cosy reception room featuring a modern media wall with a TV and a striking feature electric fire, perfect for relaxing evenings in. The property offers two large bedrooms, providing ample space for a growing family or guests.

One of the unique features of this property is the family bathroom situated downstairs, adding convenience and character to the layout. This layout is perfect for those who appreciate a touch of tradition with a modern twist.

With its spacious rooms and stylish finishes, this property presents an amazing opportunity for a first-time buyer looking to settle into a comfortable and welcoming home. Don't miss out on the chance to make this house your own and enjoy the best of what Rishton has to offer.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Charming Mid- Terraced Home
- Open Plan Living/ Dining Room
- Downstairs Shower Room
- Newly Refurbished
- Modern Fitted Kitchen
- Council Tax Band A
- Two Double Bedrooms
- Ideal First Time Buy
- Leasehold

Offers in the region of £100,000

Burton Street, Rishton

Ground Floor

Entrance Vestibule

3'6" x 3'2" (1.09m x 0.99m)

UPVC front door, door to living room, carpeted flooring.

Living Room

13'8" x 13'2" (4.17m x 4.02m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, two meter cupboards, a sleek media wall with a television point, modern inset fireplace and spotlights, open access to the dining room, door to stairs, wood effect flooring.

Dining Room

14'2" x 9'10" (4.33m x 3.01m)

Double doors to kitchen, modern ceiling light fitting, central heating radiator, open access to living room, stairs to first floor, wood effect flooring.

Kitchen

13'0" x 7'8" (3.98m x 2.36m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a modern fitted kitchen comprising of: a range of grey high gloss wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring hob and extractor hood, integrated fridge freezer, plumbing for washing machine, modern ceiling light fitting, central heating radiator, open access into hall which boasts a door to the shower room, wood effect flooring.

Hall

5'0" x 2'9" (1.54m x 0.85m)

Ceiling light fitting, door to shower room, wood effect flooring.

Shower Room

8'9" x 4'11" (2.69m x 1.51m)

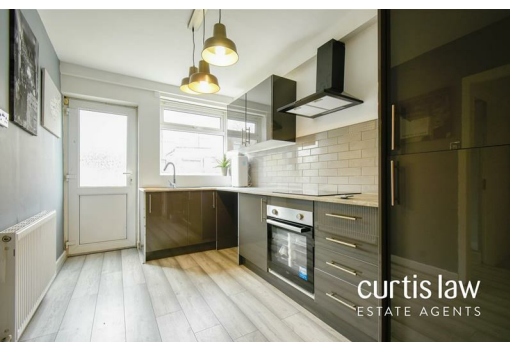
UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, fully enclosed walk-in shower cubicle with waterfall effect showerhead, part marble effect wall paneling, ceiling light fitting, central heating radiator, wood effect flooring.

First Floor

Bedroom One

14'3" x 13'7" (4.35m x 4.15m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bedroom Two

14'3" x 9'11" (4.35m x 3.03m)

UPVC double glazed window, ceiling light fitting, central heating radiator, combi boiler housed in wall unit, door to storage, carpeted flooring.

External

Front

On street parking.

Rear

Enclosed low maintenance yard, gated access to alleyway.

Agents Notes

Tenure: Leasehold - 999 years from 29th Sep 1871 to 29th Sep 2870 (846 years left)

Council Tax Band: A - Hyndburn

EPC: D

Completely renovated

Brand new kitchen and shower room

Plastered and skimmed throughout

New flooring, skirting boards, fixtures and fittings

Property Type: Mid- terrace

Property Construction: Stone

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating, combi boiler

Broadband: Unknown

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

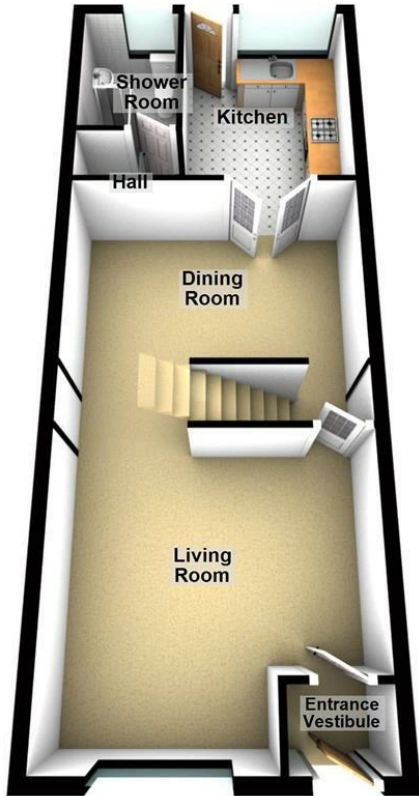
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

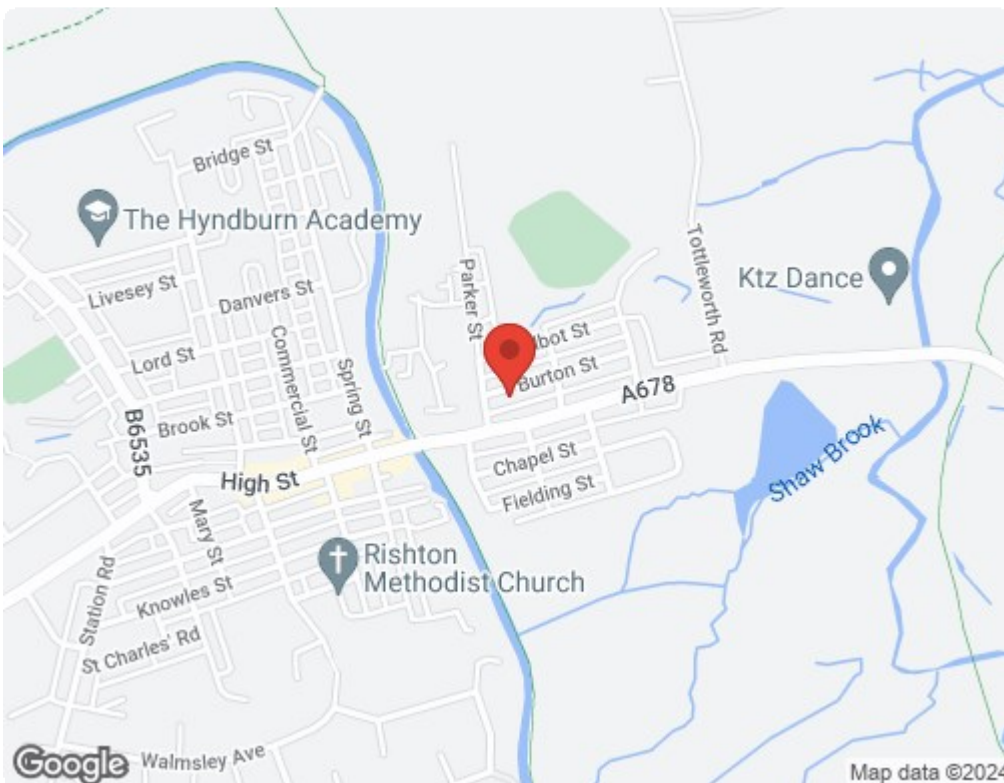
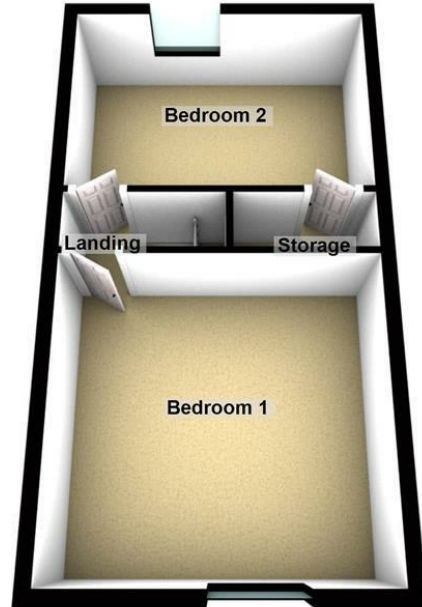
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC