

curtis law

ESTATE AGENTS



Westwood Avenue, Rishton

*** LOVELY TWO BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION ***

Situated within a popular residential estate just off Blackburn Road, this beautiful two-bedroom detached bungalow occupies a coveted plot and is offered with no onward chain.

As you step inside, you are greeted by a delightful layout that exudes warmth and potential. The two double bedrooms with built-in wardrobes provide comfort and convenience, while the family bathroom suite offers space and storage. The open-plan kitchen and dining area create a perfect space for entertaining, and the large lounge offers picturesque views that will surely captivate you. The garage, featuring a utility room and WC, enhances practicality, while the spacious unit at the rear adds versatility - whether used for ample storage, or converted into a business space, gym, or a cosy granny flat. Outside, the beautifully maintained front and rear gardens offer a serene setting for relaxation or outdoor gatherings. The double driveway ensures parking is never an issue, making coming home a breeze.

This bungalow is ready to welcome new owners who will appreciate its charm and potential. Don't miss the opportunity to make this lovely property your own and create a lifetime of memories in this inviting space.

Get in contact with our sales team to arrange a viewing today!

- Beautiful Detached True Bungalow
- Open Plan Kitchen & Diner
- Garage With Utility Room & Separate WC
- Freehold
- Two Double Bedrooms
- Newly Laid, Resin Double Driveway
- Large Unit To The Rear
- No Chain Delay
- Front & Rear Gardens
- Council Tax Band D

Offers in the region of £259,950

Westwood Avenue, Rishton

Ground Floor

Entrance Vestibule

2'8" x 2'4" (0.82m x 0.72m)

UPVC double glazed front door to vestibule, ceiling light fitting, hardwood door to hallway, carpeted flooring.

Hallway

15'8" x 3'8" (4.80m x 1.14m)

Two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, double doors to storage cupboard, doors to two double bedrooms, a spacious lounge, kitchen/diner and three piece bathroom suite, carpeted flooring.

Lounge

16'10" x 11'8" (5.15m x 3.57m)

Three uPVC double glazed windows, four wall light fittings, two central heating radiators, coving to ceiling, feature fireplace with gas fire, television point, carpeted flooring.

Kitchen/ Diner

18'4" x 9'3" (5.60m x 2.83m)

UPVC double glazed bay window, a range of wood wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel one and a half sink and drainer with mixer tap, integrated four ring gas hob with extractor hood, integrated electric oven and grill in eye level unit, built in fridge freezer, plumbing for washing machine, breakfast bar, space for dining set, ceiling spotlights, central heating radiator, coving to ceiling, door to utility room, tiled effect flooring.

Utility Room

9'9" x 5'10" (2.98m x 1.79m)

UPVC door accessing rear garden, ceiling light fitting, 'Remeha' wall hung boiler, door to WC, open access to garage.

WC

5'2" x 2'8" (1.60m x 0.83m)

UPVC double glazed frosted window, a close coupled WC, wall hung wash basin, ceiling light fitting, tiled elevation.

Bedroom One

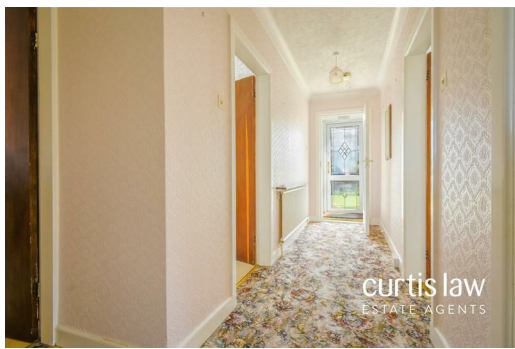
11'7" x 12'1" / 13'4" (into built in wardrobes) (3.55m x 3.70m / 4.08m (into built in wardrobes))

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in wardrobes, carpeted flooring.

Bedroom Two

11'7" x 12'0" / 13'4" (into built in wardrobes) (3.55m x 3.66m / 4.07m (into built in wardrobes))

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in wardrobes, carpeted flooring.



Bathroom

12'0" x 6'0" (3.68m x 1.85m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with showerhead attachment, part tiled elevations, ceiling light fitting, central heating radiator, double doors to airing cupboard housing hot water tank, loft hatch, carpeted flooring.

Garage

20'8" x 9'9" (6.30m x 2.98m)

UPVC single glazed frosted window, side hinged garage door from front elevation, ceiling light fittings, door to storage cupboard, open access to utility room.

External

Front

Landscaped laid to lawn garden, bedding areas with mature shrubs, newly laid resin double drive and paths, pathway to the front door inclines so there is no step at the front door (wheelchair accessible), access to attached garage, access to the side and rear elevation.

Rear

Large and private garden with a patio and laid to lawn area, mature shrubbery, two storage sheds, access to the separate unit, access to the side and front elevations.

Unit

21'4" x 14'1" (6.52m x 4.31m)

Access from rear garden, lighting, electrics (multiple plug sockets), water supply.

Agents Notes

Tenure: Freehold

Council Tax Band: D - Hyndburn

Property Type: Detached true bungalow

Property Construction: Brick with pebble dash rendering

Water Supply: Mains (water meter fitted)

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: No connection in the home

Mobile Signal: Good

Parking: Double driveway

Building Safety: No issues

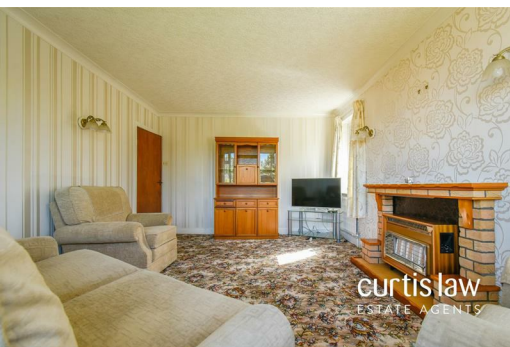
Rights & Restrictions: None

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: Front path designed that it is raised to meet the front door level , easy access for wheelchairs or prams

Coalfield & Mining Area: No



Ground Floor



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 52 | |
| (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 | | |
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| England & Wales | | EU Directive 2002/91/EC |