

curtis law

ESTATE AGENTS



Somerset Road, Rishton

*** EXCEPTIONAL THREE BEDROOM SEMI- DETACHED FAMILY HOME ***

Nestled in a sought-after and private residential area in the heart of Rishton, this stunning three-bedroom semi-detached home offers modern elegance and family-friendly functionality. Featuring impeccable contemporary decor throughout, the property boasts a spacious living room, an open-plan kitchen and dining area that seamlessly connects to the rear garden, and three generously sized bedrooms accompanied by a stylish family bathroom suite.

The home provides excellent parking with a driveway accommodating three vehicles and a well-maintained front garden that enhances its kerb appeal. The rear garden is beautifully landscaped and impeccably maintained, providing a serene space perfect for entertaining or relaxing.

Additionally, a converted garage offers versatile potential, whether as a home office, gym, or additional storage. This exceptional property is a testament to thoughtful design and meticulous care by the current homeowners - a perfect modern family home ready to be cherished.

Located just off Blackburn Road, this home offers the perfect balance of privacy and convenience. A range of local amenities, including convenience stores, independent shops, a doctor's surgery, and cafes, are right on your doorstep. Families will appreciate the top schools nearby, like Rishton Methodist Primary and The Hyndburn Academy. Commuters will enjoy excellent connectivity, with easy access to the M65 and bus routes to Blackburn,

- Stunning Semi- Detached Home
- Open Plan Kitchen & Diner
- Close To Cutwood Park & Rishton Train Station
- Three Bedrooms
- Downstairs WC
- Council Tax Band C
- Perfect For Families
- Driveway & Converted Garage
- Freehold

Offers over £230,000

Ground Floor

Entrance Hall

15'11" x 5'10" (4.87 x 1.79)

Composite double glazed front entrance door, uPVC double glazed frosted window, ceiling light fitting, central heating radiator, alarm panel, cupboard housing electricity and gas meters, smoke alarm, doors leading to the living room, kitchen/ diner and downstairs WC, stairs to the first floor landing, laminate flooring.

Living Room

17'1" x 10'5" (5.21 x 3.18)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, electric wall mounted feature fireplace, television point, carpet flooring.

Kitchen/Diner

18'0" x 8'7" (5.51 x 2.64)

UPVC double glazed window, UPVC double glazed sliding patio doors to rear patio area, a range of cream high gloss wall and base units with wood effect laminate worktops, part tiled splashbacks, corner inset stainless steel sink with mixer tap, integrated electric 'Bosch' oven in eye level unit, inset four ring ceramic hob with extractor hood, integrated fridge freezer, washing machine and dishwasher, breakfast bar with space for stools, tall unit housing 'Worcester' combi boiler, space for dining set, two ceiling light fittings, central heating radiator, laminate flooring.

Downstairs WC

4'4" x 2'5" (1.34 x 0.74)

UPVC double glazed frosted window, a low level, close coupled WC, vanity wash basin with mixer tap, ceiling light fitting,

First Floor

Landing

6'0" x 5'10" (1.84 x 1.80)

UPVC double glazed frosted window, ceiling light fitting, loft access (fully boarded and insulated with loft ladder), doors to three bedrooms and a three piece family bathroom suite, carpeted flooring.

Bedroom One

11'8" x 10'4" (3.58 x 3.15)

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

Bedroom Two

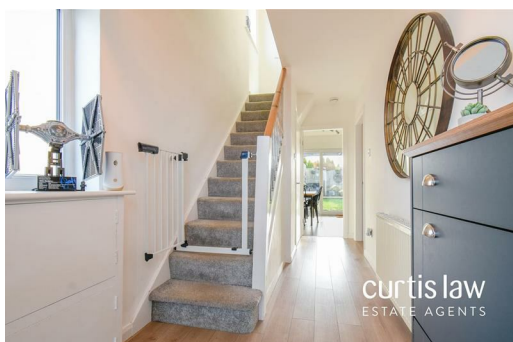
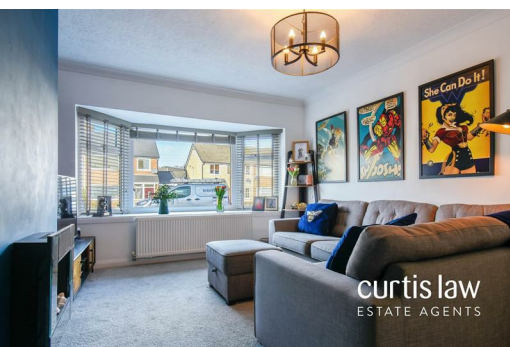
10'7" x 8'7" (3.23 x 2.62)

UPVC double glazed window, ceiling light fitting, central heating radiator, new ceiling, insulated and replastered, carpeted flooring.

Bedroom Three

8'9" x 6'5" (2.67 x 1.96)

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



Bathroom

5'9" x 5'9" (1.77 x 1.76)

UPVC double glazed frosted window, a three piece bathroom suite comprising: a close coupled dual flush WC, wall mounted wash basin with mixer tap, 'L' shaped panel bath with centre mixer taps and mains feed overhead waterfall effect shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, ceramic paneling to ceiling, vinyl flooring.

External

Front

Tarmac driveway providing off road parking, gravel with slate bedding area and stone fence surround, gated access to the rear of the property.

Rear

Laid to lawn landscaped garden and patio area, part decking, slate-chipped bedding areas, space for outdoor furniture, access to detached garage.

Garage

UPVC double glazed patio doors, uPVC double glazed window, door to side of garage leading to decking, ceiling spotlights, equipped with electrics, laminate wood flooring.

Agents Notes

The two dormer roofs are new

Tenure: Freehold

Council Tax Band: C

Property Type: Semi-Detached

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Scottish Power

Gas Supply: Scottish Power

Sewerage: United Utilities

Heating: Central Heating

Broadband: Yes

Mobile Signal: Yes

Parking: Space for 3 cars

Building Safety: Unknown

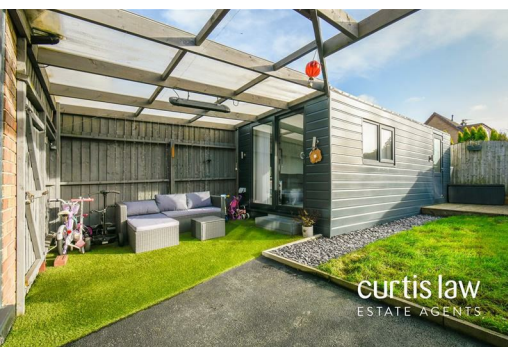
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

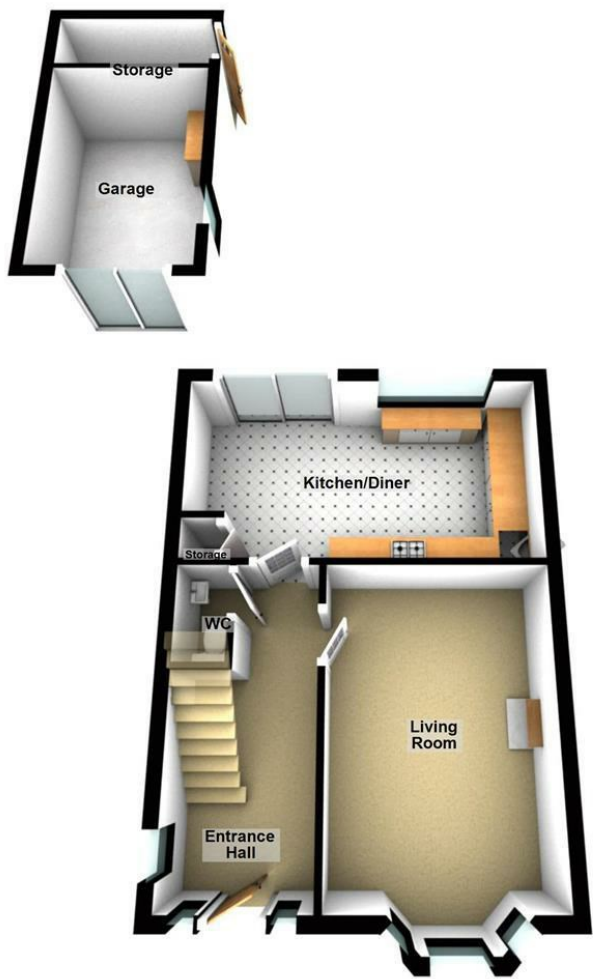
Planning Permissions & Development Proposals: N/A

Property Accessibility & Adaptions: N/A

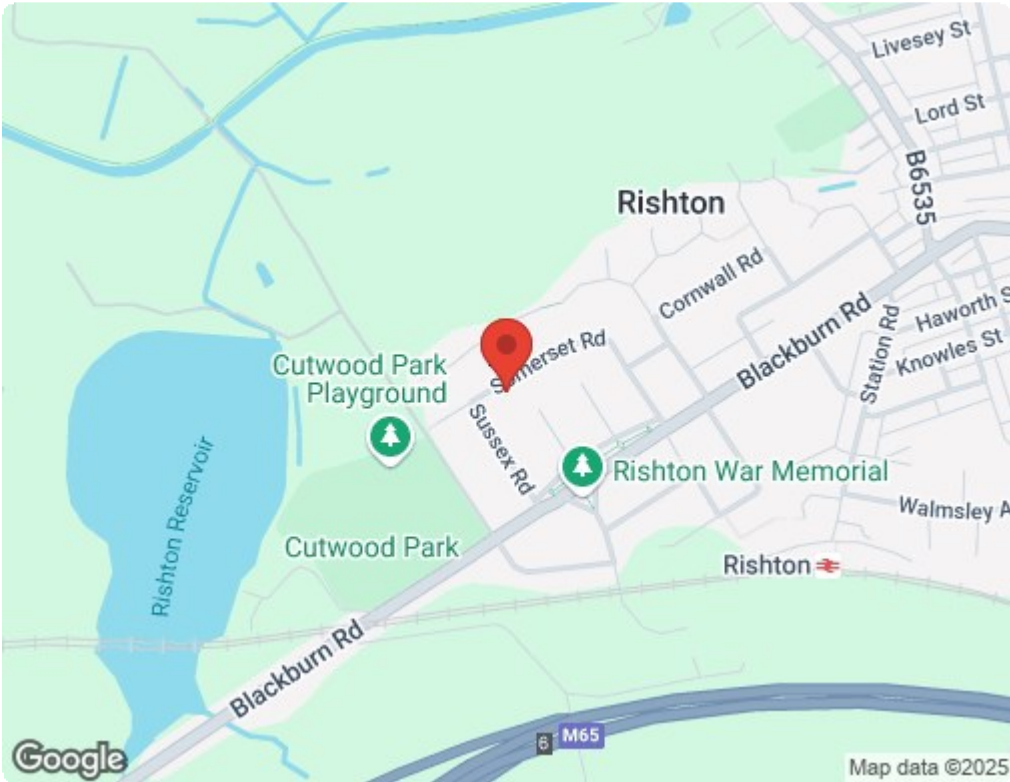
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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