

# curtis law

## ESTATE AGENTS



### Mary Street, Rishton

Nestled on Mary Street in the charming town of Rishton, this delightful end terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. Spanning a comfortable 775 square feet, the property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The well-appointed reception room welcomes you with its inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house is beautifully presented throughout, ensuring that you can move in with ease and start enjoying your new surroundings immediately.

One of the standout features of this property is its proximity to Cutwood Park, offering a lovely green space for leisurely strolls, picnics, or outdoor activities. The location is not only convenient but also enhances the overall appeal of the home.

Built in 1991, this property combines modern living with a sense of community, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. In summary, this end terrace house on Mary Street is a beautifully presented home that offers both comfort and convenience, making it a perfect choice for anyone looking to establish themselves in the lovely town of Rishton. Don't miss the chance to make this charming property your own.

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.

- Two Generous Sized Bedrooms
- On-Street Parking
- Ideal First-Time Home
- Close To Cutwood Park
- Move-In Ready
- Nearby Rishton Reservoir
- Council Tax Band A
- Very Well Presented Throughout
- EPC Rating D

**Offers in the region of £95,000**



## Ground Floor

### Living Room

14'2" x 12'5" (4.32 x 3.81)

UPVC double glazed window, television point, central heating radiator, ceiling spotlights, x2 wall lights, door to storage cupboard, door to kitchen, carpeted flooring.

### Kitchen

8'7" x 12'7" (2.64 x 3.84)

UPVC double glazed window, inset stainless steel sink with high spout mixer tap, four-ring electric hob with extractor hood, integrated electric oven, a range of wall and base units with contrasting worktops, ceiling spotlights, vinyl flooring.

### Sun Room

5'6" x 5'1" (1.70 x 1.55)

UPVC double glazed window surround with UPVC double glazed rear door, concrete floor.

## First Floor

### Landing

Doors to master bedroom, bedroom two and bathroom suite, central ceiling light fitting, carpeted flooring.

### Master Bedroom

7'8" x 12'5" (2.36 x 3.81)

UPVC double glazed window, storage over stairs, ceiling spotlights with two matching wall lights, central heating radiator, carpeted flooring.

### Bathroom

5'4" x 6'2" (1.65 x 1.88)

UPVC double glazed frosted window, a three piece bathroom comprising of; a low level dual flush WC, full pedestal wash basin with mixer tap, full paneled elevations, central ceiling light fitting, vinyl flooring.

### Bedroom Two

9'3" x 9'3" (2.84 x 2.84)

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

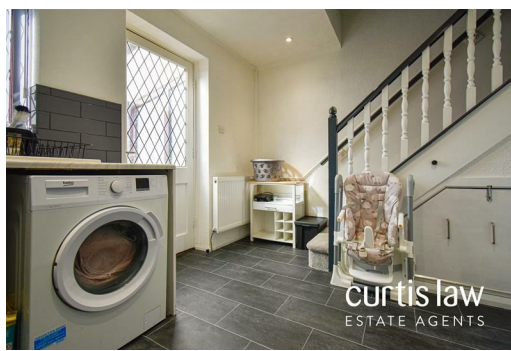
### Front

On-street car parking.

### Rear

Private rear yard with gated access.

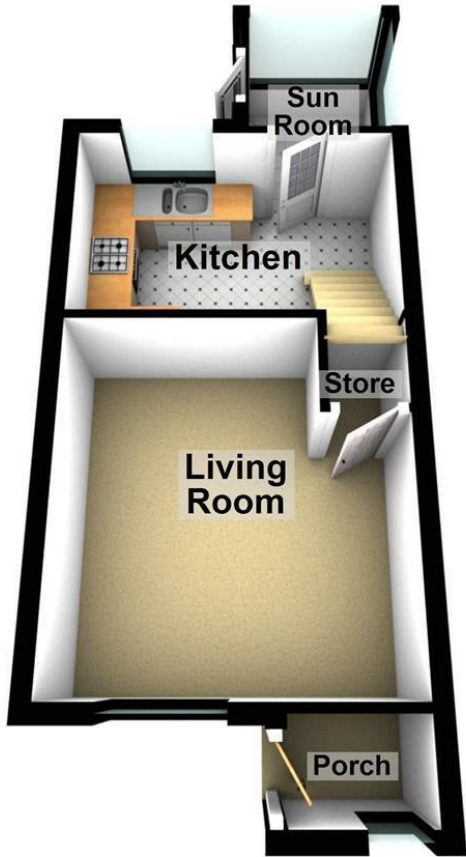
## Agents Notes



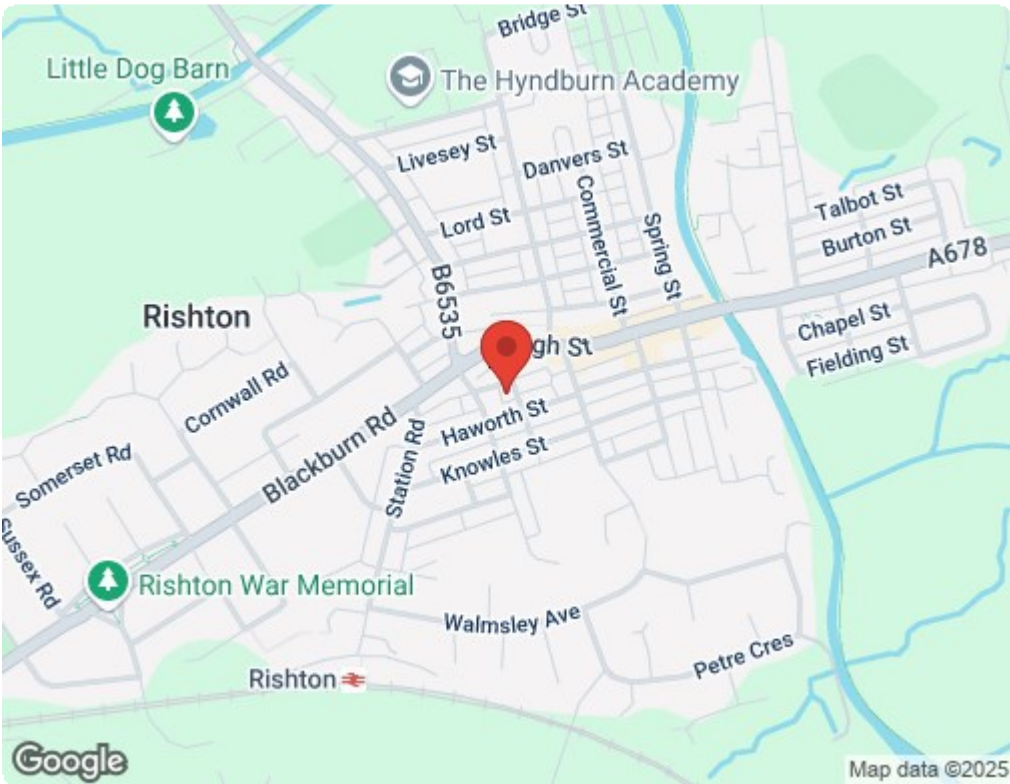
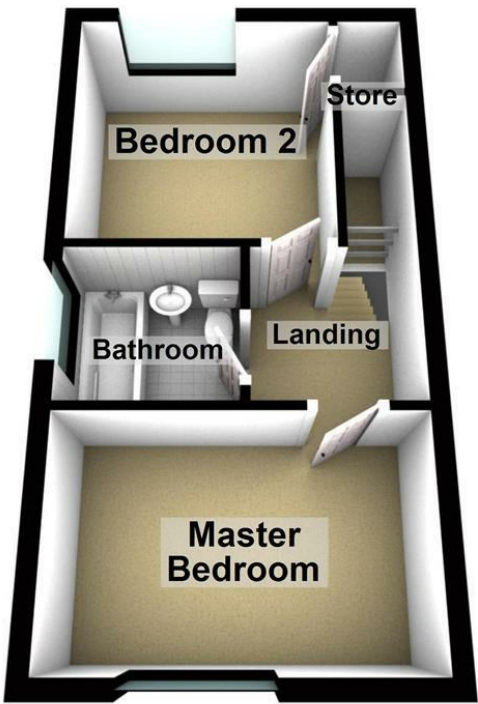
Tenure: Freehold  
Council Tax Band: A - Hyndburn  
Property Type: End-Terraced  
Property Construction: Stone  
Roof Type: Tiled  
Water Supply: Mains  
Electricity Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband/ Internet Speed: Average  
Mobile Signal: Good  
Building Safety: Unknown  
Restrictions: Unknown  
Rights & Easements: 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC