

curtis law

ESTATE AGENTS



Walmsley Avenue, Rishton

Welcome to this charming three-bedroom semi-detached family home located on Walmsley Avenue in the delightful town of Rishton. Spanning an impressive 1,249 square feet, this property offers ample space for both relaxation and entertaining. Built in 1976, the house has been beautifully presented throughout, ensuring a warm and inviting atmosphere for its new owners.

As you enter, you will find two well-proportioned reception rooms that provide versatile living spaces, perfect for family gatherings or quiet evenings in. The three bedrooms are generously sized, making this home an ideal choice for first-time buyers or families looking to settle in a friendly community.

The property boasts a well-appointed bathroom, catering to the needs of modern living. Its proximity to Rishton Train Station makes commuting a breeze, while the nearby Cutwood Park offers a lovely green space for outdoor activities and leisurely strolls.

This home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant neighbourhood. With its appealing features and convenient location, this semi-detached house is sure to attract interest. Do not miss the chance to make this delightful residence 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.

- Ideal First-Time Buy
- Extended To Rear With Bi-Folding Doors
- Modern Decor Throughout
- Situated In Sought-After Location
- Spacious Semi-Detached Home
- Well Maintained Gardens
- Driveway For Multiple Cars With Garage
- Three Spacious Bedrooms
- Benefits From Downstairs WC

Offers in the region of £225,000

Ground Floor

Downstairs WC

3'8" x 5'5" (1.14 x 1.66)

UPVC double glazed frosted window, ceiling light fitting, a low level dual flush WC, small wash basin, laminate flooring.

Hallway

12'9" x 6'6" (3.89 x 1.99)

UPVC composite front door, ceiling light fitting, doors to living room, kitchen and downstairs WC, stairs to first floor, central heating radiator, laminate flooring.

Living Room

20'10" x 10'7" (6.37 x 3.23)

UPVC double glazed window, fireplace with surround and hearth, ceiling light fitting, double doors to sun room, central heating radiator, carpeted flooring.

Kitchen

7'7" x 14'0" (2.32 x 4.28)

Inset steel sink with high spout mixer tap, integrated electric oven, a range of beige gloss wall and base units with granite effect worktops, white tiled splashbacks, ceiling light fitting, space for washing machine, laminate flooring.

Sun Room

19'2" x 9'10" (5.86 x 3.00)

Two double glazed Velux windows, full-length bi-folding doors, open access to kitchen and double doors to living room, laminate flooring.

First Floor

Landing

9'6" x 5'11" (2.90 x 1.82)

Ceiling light fitting, doors to three bedrooms and bathroom suite, carpeted flooring.

Master Bedroom

11'8" x 8'10" (3.58 x 2.71)

UPVC double glazed window, ceiling light fitting, fully-fitted wardrobes, central heating radiator, carpeted flooring.

Bedroom Two

8'5" x 10'7" (2.59 x 3.25)

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



Bedroom Three

9'2" x 8'10" (2.81 x 2.70)

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

Bathroom

9'1" x 5'1" (2.78 x 1.56)

UPVC double glazed frosted window, a three-piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with stainless steel mixer tap, panel bath with shower feed attachment, ceiling light fitting, part-tiled elevations, vinyl flooring.

Front

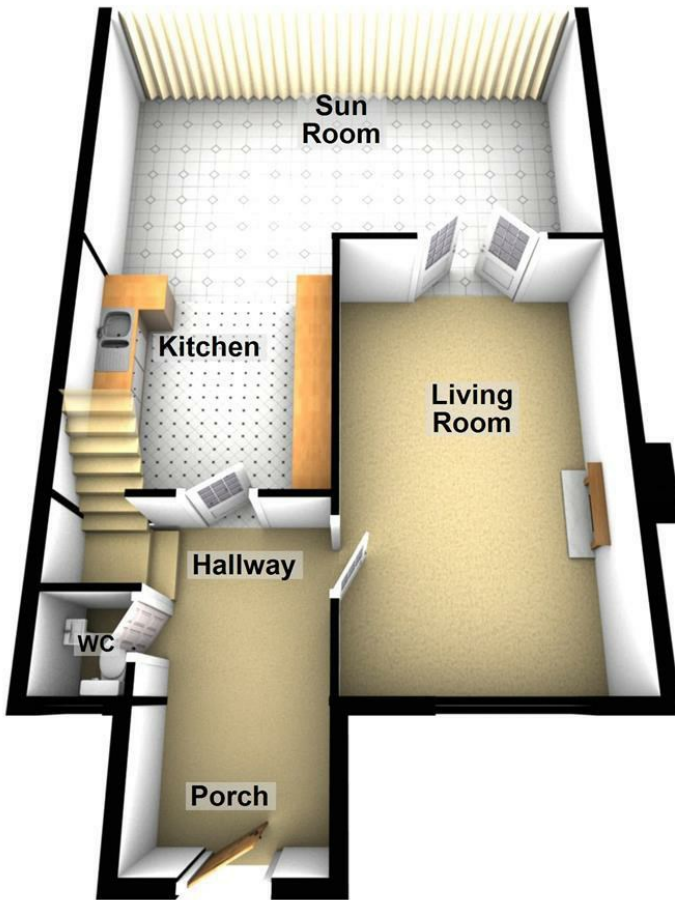
Tarmac driveway for multiple cars, shared front garden with slate and mature tree, access to side gate and garage.

Rear

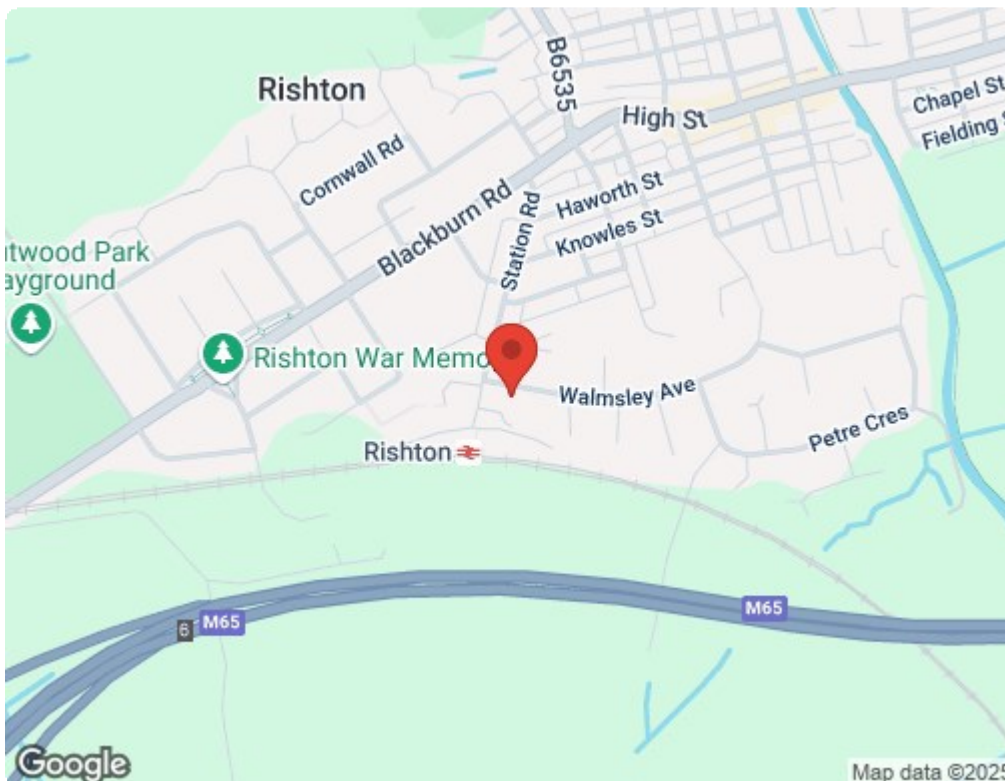
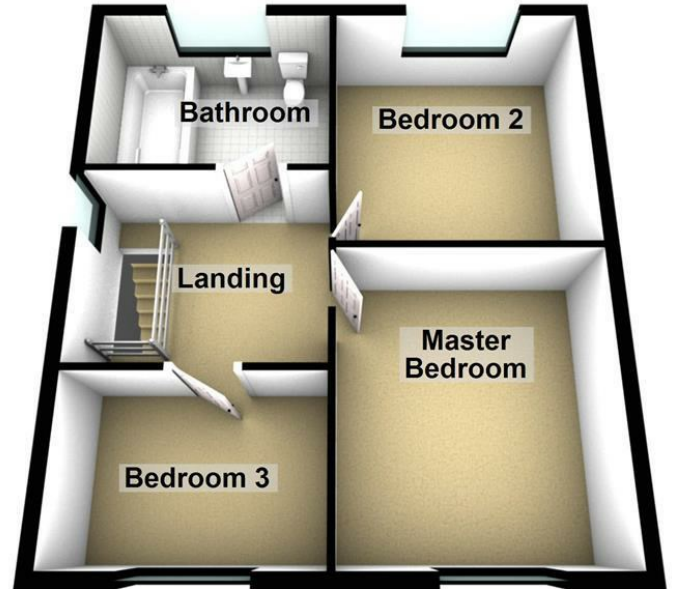
Indian stone paved area for seating, steps down to laid-to-lawn area, access to garage, mature shrubs and trees.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(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		
	Current	Potential
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		