

curtis law

ESTATE AGENTS



Tomlinson Place, Rishton

Welcome to this charming three-bedroom semi-detached family home located in the desirable area of Tomlinson Place, Rishton. Built in 2017, this modern property offers a comfortable living space of 764 square feet, making it an ideal choice for first-time buyers or families looking to settle in a welcoming community.

As you enter the home, you will find a well-designed layout that maximises space and light. The south-facing back garden is a delightful feature, providing a sunny outdoor area perfect for relaxation, gardening, or entertaining guests. The garden is easily accessible from the main living areas, allowing for a seamless indoor-outdoor flow.

The property is conveniently situated close to Cutwood Park, offering a lovely green space for leisurely walks, picnics, or outdoor activities. This proximity to nature enhances the appeal of the home, making it a perfect retreat from the hustle and bustle of daily life.

Additionally, off-street parking is available, ensuring that you have a secure and convenient place for your vehicle. This feature is particularly valuable in a family home, providing ease of access and peace of mind.

In summary, this delightful three-bedroom house in Rishton presents an excellent opportunity for those seeking a modern, family-friendly home in a pleasant location. With its attractive features and proximity to local amenities, this property is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

- Three Bedroom Semi-Detached Home
- Superb Dining/Kitchen
- Close To Cutwood Park
- Downstairs WC
- Off-Street Parking Available
- Beautifully Presented Throughout
- South Facing Rear Garden
- Council Tax Band: B
- Tenure: Freehold

Offers in the region of £179,950

Tomlinson Place, Rishton

Ground Floor

Entrance Vestibule

5'4" x 2'11" (1.65 x 0.91)

UPVC composite front door, ceiling light fitting, central heating radiator, stairs to first floor, door to open plan kitchen/diner, carpeted flooring.

Open Plan Kitchen/Diner

16'1" x 10'2" (4.92 x 3.12)

Two UPVC double glazed windows, Inset stainless steel sink with drainer and high spout mixer tap, integrated electric oven, a range of grey gloss wall and base units with contrasting worktops, part tiled splashbacks, ceiling light fitting, space for washing machine, vinyl flooring.

Downstairs WC

5'6" x 2'11" (1.68 x 0.91)

Ceiling light fitting, a low level dual flush WC, small wash basin, central heating radiator, vinyl flooring.

Living Room

13'6" x 11'8" (4.12 x 3.57)

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

First Floor

Landing

9'4" x 6'0" (2.87 x 1.84)

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

Master Bedroom

8'2" x 11'8" (2.51 x 3.57)

Two UPVC double glazed windows, ceiling light fitting, central heating radiator, carpeted flooring, built-in wardrobes.

Bedroom Two

7'1" x 12'5" (2.18 x 3.81)

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

Bedroom Three

6'0" x 8'11" (1.84 x 2.74)

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



Bathroom

7'1" x 5'11" (2.16 x 1.82)

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

Front

Stone driveway for multiple cars, shared front garden with laid-to-lawn area, access to side gate.

Rear

Paved area for seating, steps leading up to laid-to-lawn area, mature shrubs, trees and flowers.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Hyndburn

Property Type: Semi-Detached

Property Construction: Brick

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Good

Mobile Signal: Good

Parking: Off-Street Parking

Building Safety: None

Rights & Restrictions: No

Flood & Erosion Risks: Not Known

Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: No

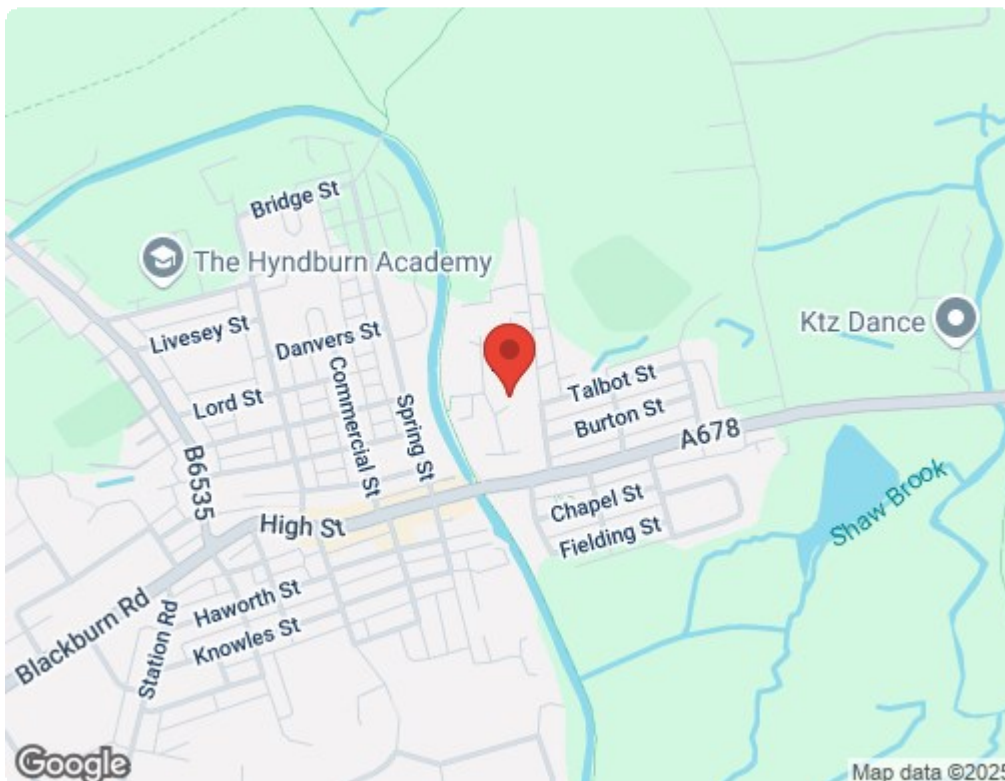
Coalfield & Mining Area: Not Known



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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		
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