

curtis law

ESTATE AGENTS



Blackburn Road, Rishton

Welcome to Blackburn Road, Rishton, this charming semi-detached family home offers a delightful blend of modern living and classic character. Built in 1935, this home has been beautifully renovated throughout, ensuring a comfortable and stylish environment for its new owners.

Spanning an impressive 1,087 sqft, this home features a spacious reception room with a log burner, perfect for those quiet evenings at home, whilst also featuring a newly renovated spacious kitchen/diner with a fitted breakfast bar, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms provide ample space for a growing family, while the modern bathroom adds a touch of luxury to daily routines.

One of the standout features of this property is the stunning scenic countryside views that can be enjoyed from both the front and rear. These picturesque views create a serene backdrop, making it an ideal retreat from the hustle and bustle of everyday life.

The large boundary surrounding the property offers plenty of outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. This semi-detached home is not only a wonderful place to live but also an excellent opportunity for families looking to upsize.

With its prime location in Rishton, residents will benefit from easy access to local amenities, schools, and transport links, making it a convenient choice for family living. This family home truly represents a perfect blend of comfort,

- Fantastic Family Home
- Council Tax Band: C
- Stunning Countryside Views
- Exquisite Semi Detached Home
- Abundance Living Space
- Off-Road Parking For Multiple Vehicles
- Tenure: Leasehold
- Modern Fitted Kitchen/Diner
- Separate WC & Bathroom

Offers in the region of £240,000

Ground Floor

Porch

1'11" x 4'8" (0.59 x 1.44)

UPVC double glazed porch entrance door leading into entrance hallway, tiled flooring.

Hallway

12'4" x 6'6" (3.77 x 2.00)

Entrance door, ceiling light fitting, central heating radiator, door to lounge, kitchen/diner and utility room, stairs to first floor, laminate chevron flooring.

Living Room

13'2" x 12'0" (4.03 x 3.66)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, feature log-burner with surround and hearth, television point, laminate chevron flooring.

Kitchen/Diner

12'2" x 11'11" (3.72 x 3.64)

UPVC double glazed French doors, an open plan kitchen/diner comprising of; a range of wall and base units with wood effect worktops, free-standing oven with five-ring gas hob, inset stainless steel sink with high spout mixer tap, space for fridge freezer, space for dining set/breakfast bar, feature ceiling light fitting, central heating radiator, grey laminate flooring.

Utility Room

7'1" x 6'4" (2.17 x 1.95)

UPVC double glazed window, hardwood back door, plumbing for washing machine and electricity supply for dryer, ceiling light fitting, door to storage rooms, chipboard flooring.

First Floor

Landing

9'10" x 7'3" (3.02 x 2.22)

UPVC double glazed window, ceiling light fitting, doors to three bedrooms, a two piece bathroom suite and separate WC, carpeted flooring.

Master Bedroom

10'9" x 11'11" (3.30 x 3.65)

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



Bedroom Two

10'2" x 9'3" (3.12 x 2.84)

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

Bedroom Three

6'1" x 6'6" (1.86 x 2.00)

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

Bathroom

7'0" x 4'5" (2.14 x 1.37)

UPVC double glazed frosted window, a two piece bathroom suite comprising of; a full pedestal wash basin with vanity unit and waterfall effect mixer tap, panel bath with direct feed shower, ceiling light fitting, central heating radiator, vinyl flooring.

Separate WC

4'3" x 2'0" (1.32 x 0.63)

UPVC double glazed frosted window, a low level close coupled WC, ceiling light fitting, vinyl flooring.

External

Front

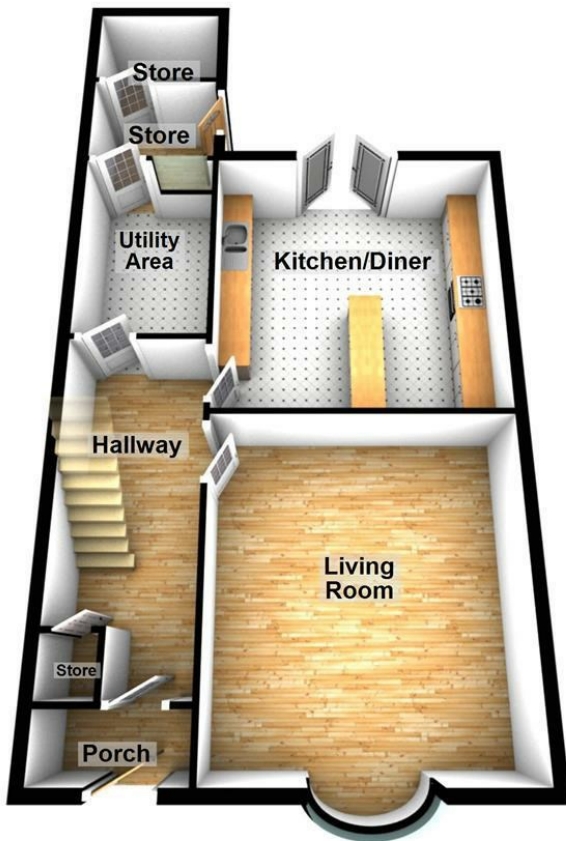
Long driveway for multiple vehicles, laid-to-lawn garden with mature shrubbery, trees and flowers, scenic views.

Rear

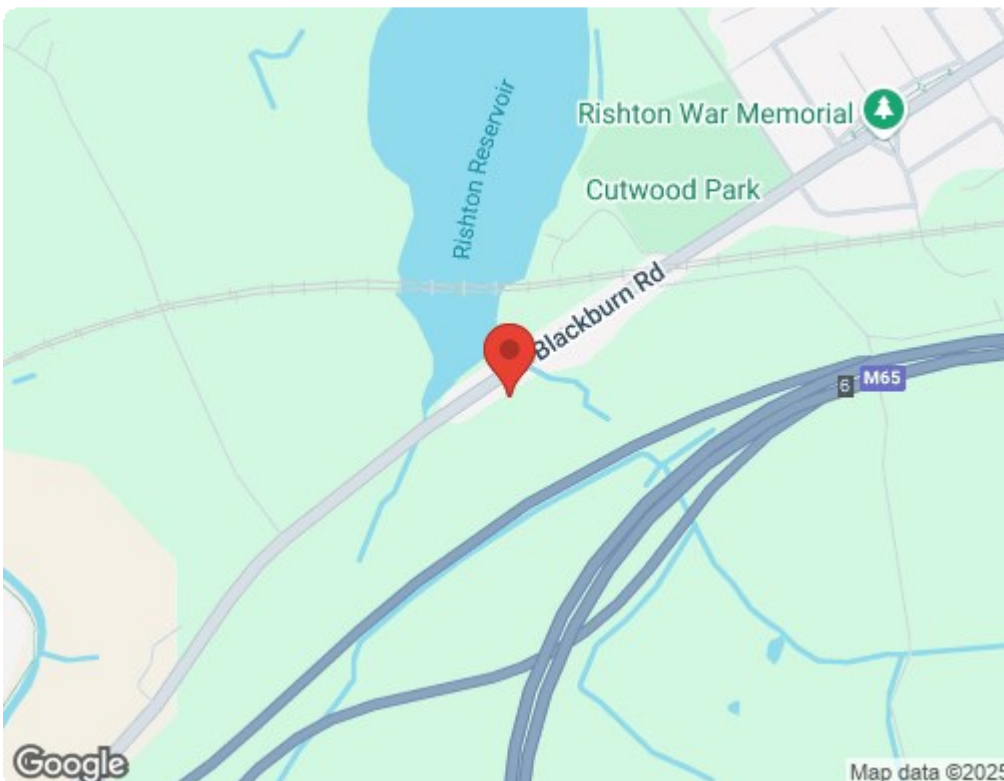
Tiered, low maintenance garden with mature shrubbery and flowers, scenic views.



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		
(39-54) E		
(21-38) F	45	
(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 		