



3 Pine Close, Rishton

£250,000 Leasehold

Stunning three bed semi-detached in Rishton. Boasting an impressive lounge/kitchen/diner to the rear, this property exudes quality with luxury finishings and high class decor throughout.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Nestled in the sought-after location of Rishton, this extended three bedroom semi-detached house offers an exceptional blend of style and functionality. Boasting an impressive extension with the potential to be doubled in size, this property presents a rare opportunity for those looking to create their dream home. The stunning decor throughout, paired with high-quality finishings, sets a luxurious tone from the moment you step inside. The seamless flow from the light and airy lounge to the kitchen-diner extension, complete with a breakfast bar, kitchen island, and velux windows, creates a warm and inviting atmosphere perfect for both relaxing and entertaining. Each of the three well-proportioned bedrooms features fitted wardrobes, offering ample storage space for personal belongings. Downstairs is serviced with a convenient WC and upstairs hosts the family bathroom, complete with mainsfed shower over bath, WC and sink.

Step outside into the outdoor oasis of this property, where tranquillity meets practicality. The front garden, laid to lawn, sets a welcoming tone as you approach the house combined with driveway parking for two cars, while the rear garden offers a perfect retreat with a lush lawn and a patio area ideal for entertaining or children to enjoy.



Hallway

Tiled flooring, under stair storage, stairs to first floor, panel radiator.

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Carpet flooring, ceiling coving, gas fire with marble hearth and surround, panel radiator, uPVC double glazed window.

Kitchen Diner

19' 6" x 16' 6" (5.94m x 5.03m)

Range of fitted wall and base units with solid oak counter tops, LVT flooring, integral Hotpoint microwave, double Indesit oven and grill, tiled splashback, space for washing machine, dryer and dishwasher. Island with space for bar stools, electric hob and extractor fan, space for dining table, ceiling spotlights, stainless steel sink and drainer, space for fridge freezer, uPVC double glazed window, panel radiator, French doors to rear garden.

WC

4' 1" x 2' 4" (1.24m x 0.71m)

Tiled flooring, two piece in white with tiled splashback, heated towel radiator, frosted uPVC double glazed window.

Landing

Carpet flooring, loft access with ladder, storage cupboard, uPVC double glazed window.

Master Bedroom

13' 0" x 10' 1" (3.96m x 3.07m)

Carpet flooring, bespoke fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

Double bedroom with bespoke fitted wardrobe and shelving, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

10' 1" x 7' 8" (3.07m x 2.34m)

Double bedroom with bespoke fitted wardrobe, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

LVT flooring, three piece in white with mains fed shower over the bath, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
966.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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