

45 Grasmere Close, Rishton

£240,000 Leasehold

AN IMPECCABLE THREE BEDROOM SEMI DETACHED PROPERTY IN A QUIET CUL-DE-SAC. The immaculate décor throughout the property creates a warm and inviting ambience that is sure to captivate any visitor.

Council Tax band: C

Tenure: Leasehold



AN IMPECCABLE THREE BEDROOM SEMI DETACHED PROPERTY IN A QUIET CUL-DE-SAC. The immaculate décor throughout the property creates a warm and inviting ambience that is sure to captivate any visitor. The spacious layout includes three well-appointed bedrooms, an orangery that bathes the interior in natural light, and a fitted kitchen diner that seamlessly flows into the orangery. The feature fireplace in the lounge adds a touch of character, while the oak doors and stairs to the first floor showcase the attention to detail evident in every corner of this home. Convenience is at the forefront with driveway parking, a downstairs WC, and a family bathroom complete with a shower enclosure, ensuring modern comfort and functionality. With every detail meticulously crafted, this property is truly ready to move into and start creating lasting memories in a location that is highly sought after.

Step outside into the inviting rear garden, a private oasis that combines low maintenance living with outdoor tranquillity. The Indian stone flagged patio areas provide the perfect spot for al fresco dining or lounging in the sun, while the artificial grass ensures a lush green space all year round with minimal upkeep required. Mature planting adds a touch of natural beauty to the surroundings, creating a peaceful retreat where one can unwind and relax. Perfect for those who enjoy outdoor living without the hassle, this property's outside space is a true extension of the well-manicured interior, completing the picture of a ideal home in a highly desirable location.



Hallway

Composite front door, laminate flooring, uPVC double glazed window, panel radiator.

WC

Two piece in white with vanity unit housing sink, tiled splashback, laminate flooring, uPVC double glazed frosted window.

Lounge

With laminate flooring, feature fireplace with gas fire and marble hearth, stairs to first floor, uPVC double glass windows x 2, panel radiator, TV point.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, tiled splashbacks, integral electric oven, gas hob and extractor fan, space for fridge freezer, plumbed for washing machine, laminate flooring, under stair storage, panel radiator.

Orangery

With bifold doors, laminate flooring, designer radiator.

Landing

Carpet flooring, loft access, uPVC double glazed window, spindle balustrade.

Master Bedroom

Double with laminate flooring, uPVC double glazed Windows X2 panel radiator.

Bedroom Two

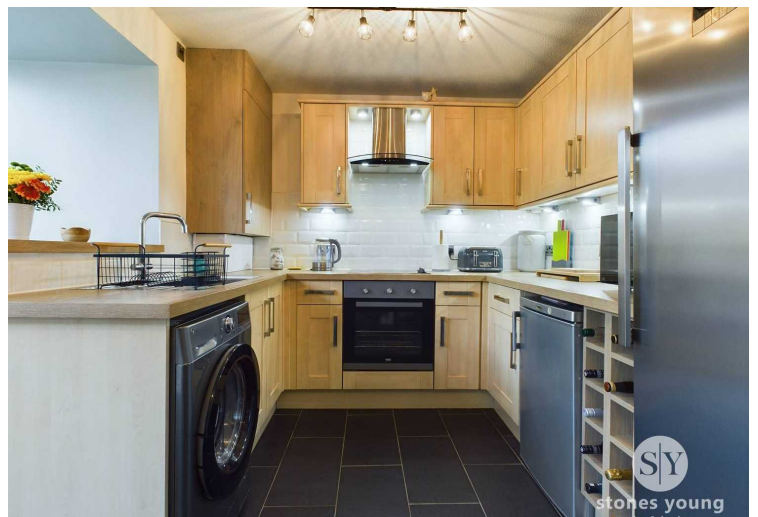
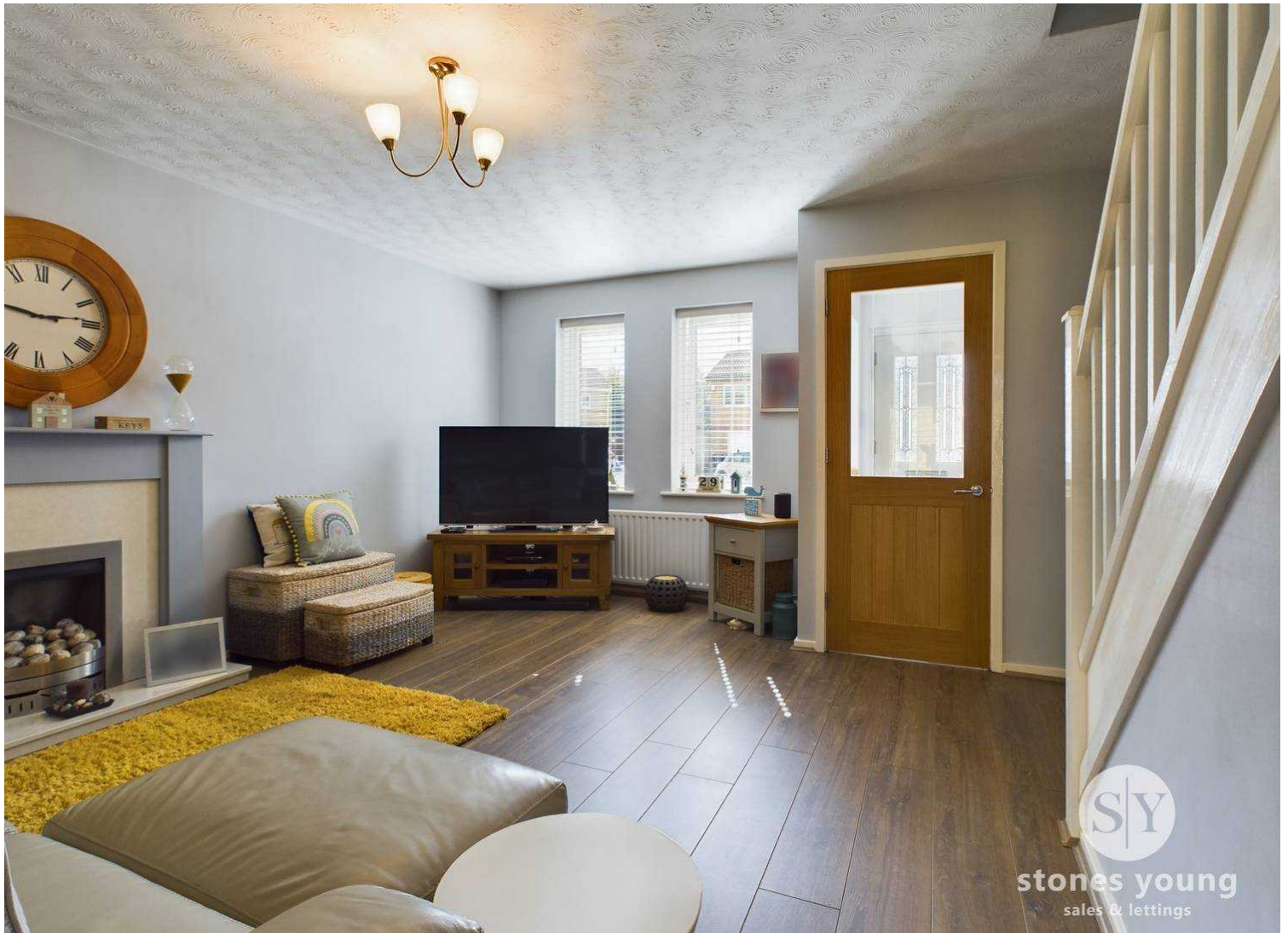
Small double with laminate flooring, uPVC double glazed window x 2, panel radiator.

Bedroom Three

Single with laminate flooring, uPVC double glazed window, panel radiator.

Bathroom

Three piece in white including shower enclosure with mains fed shower, tiled splashbacks, laminate flooring, uPVC double glazed frosted window, heated towel radiator.





Approximate total area⁽¹⁾
818.27 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.

Calculations are based on RICS IPMS 3C standard.

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