



23 Petre Crescent, Rishton

£225,000 Leasehold

An exceptional three-bedroom semi-detached property, a perfect blend of modern comfort and classic charm, nestled on Petre Crescent in Rishton. This beautifully presented home offers a superb standard of accommodation, making it an ideal choice for contemporary family living.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



An exceptional three-bedroom semi-detached property, a perfect blend of modern comfort and classic charm, nestled on Petre Crescent in Rishton. This beautifully presented home offers a superb standard of accommodation, making it an ideal choice for contemporary family living.

As you enter, you'll be greeted by a light-filled entrance vestibule and a spacious hallway, which sets a serene tone for the rest of the home. The elegantly neutral lounge provides a peaceful retreat, seamlessly flowing into the second reception room, currently utilised as a dining area—ideal for entertaining. The heart of the home is the stylish kitchen, featuring grey shaker-style base and eye-level units complemented by wood-effect counter tops and white brick-effect tiling. The kitchen is well-equipped with integral appliances and has additional space for under-counter appliances, making it both functional and attractive. A contemporary two-piece WC with high-quality fixtures completes the ground floor.

Upstairs, the master bedroom offers ample space for wardrobes and provides a relaxing haven. The second bedroom is a comfortable double, perfect for unwinding, while the third single bedroom features bespoke storage solutions. The first floor is completed by a fully tiled three-piece family bathroom, which includes a vanity unit for convenient storage.

The property has been expertly modernised by the current owners, who have thoughtfully enhanced the home with a blend of modern conveniences and stylish finishes. Situated within the catchment area for excellent schools and local amenities, this home is perfectly positioned to offer both convenience and quality of life.

Externally, the property boasts a beautifully maintained front garden and a driveway with space for up to three cars. On-street parking is also readily available. The generous rear garden, laid to lawn with inviting patio areas, provides a fantastic space for outdoor dining and entertaining, making it ideal for creating memories with family and friends.

Internal viewing is highly recommended to fully appreciate the high standard of accommodation and the delightful living environment this home offers.



Porch

Tiled flooring, double glazed uPVC front door.

Hallway

Tiled flooring, stairs to first floor, double glazed uPVC window, panel radiator.

Wc

Tiled flooring, two piece in white, tiled splash backs, frost double glazed uPVC window, towel radiator.

Lounge

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

Dining Room

Laminate flooring, double glazed uPVC French doors leading into rear garden, panel radiator.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, ceramic sink and drainer, plumbed for washing machine and tumble dryer, electric hob, extractor fan, integral fridge freezer, dishwasher and microwave, ceiling spot lights, double glazed uPVC window and door leading to the rear garden, column radiator, storage under stairs.

Landing

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

Bedroom

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

Bedroom 2

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

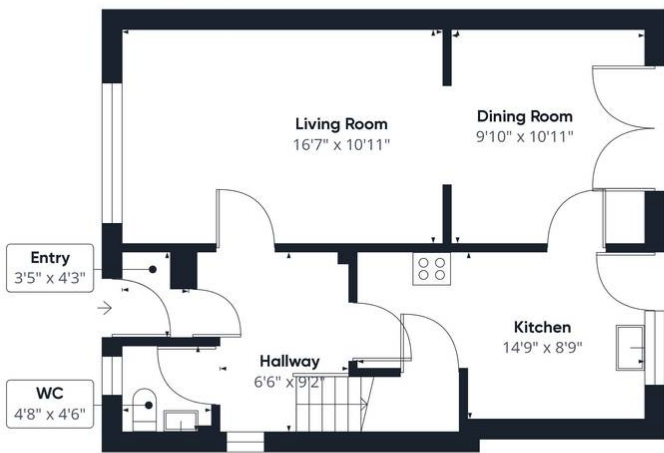
Bedroom 3

Single bedroom with carpet flooring, bespoke cupboards, double glazed uPVC window, panel radiator.

Bathroom

Laminate flooring, three piece in white comprising of mains fed shower over bath, wc and basin with vanity, tiled floor to ceiling, ceiling spot lights, storage cupboard, frosted double glazed uPVC window, x2 towel radiators.





Floor 0



Floor 1

Approximate total area⁽¹⁾
958.96 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.

GIRAFFE360