



35 Talbot Street, Rishton

£95,000 Leasehold

LOVELY TWO BEDROOM TERRACED HOME IN RISHTON Presented to the market ready to move into, this beautiful and deceptively spacious home, which offers a great standard of accommodation throughout! Set in this desirable location, close to excellent schools and amenities, this property presents a wonderful opportunity for anyone looking to get on the property ladder! Early viewing is essential!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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This well maintained property was renovated by the previous owners and now presents an ideal opportunity to move in without any work required. Internally, the property comprises an entrance vestibule entering into a fresh white lounge. The kitchen diner sits at the rear of the property and boasts ample storage along with plentiful worktop space which also has potential for a breakfast bar while the understairs storage acts as ideal storage and space for appliances. On the first floor, leading from the landing is the spacious master bedroom and generous bedroom two, both neutrally decorated to present a black canvas which you can make your own. The three piece family bathroom suite in white, with a shower over the bath completes this property internally.

Externally, a spacious rear yard is present and has been made nicely low maintenance where you can enjoy outdoor entertaining. Ample on street parking is readily available on Talbot Street and the surrounding roads. For investors, the property has the potential to rent immediately with a potential rent of £650pcm



Vestibule

Vinyl flooring, composite front door.

Lounge

Carpet flooring, cupboards housing meters, double glazed uPVC windows, panel radiator.

Kitchen Diner

Vinyl flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, electric hob and oven, plumbed for washing machine, space for fridge freezer and tumble dryer, double glazed uPVC window and door, panel radiator.

Landing

Carpet flooring.

Bedroom 1

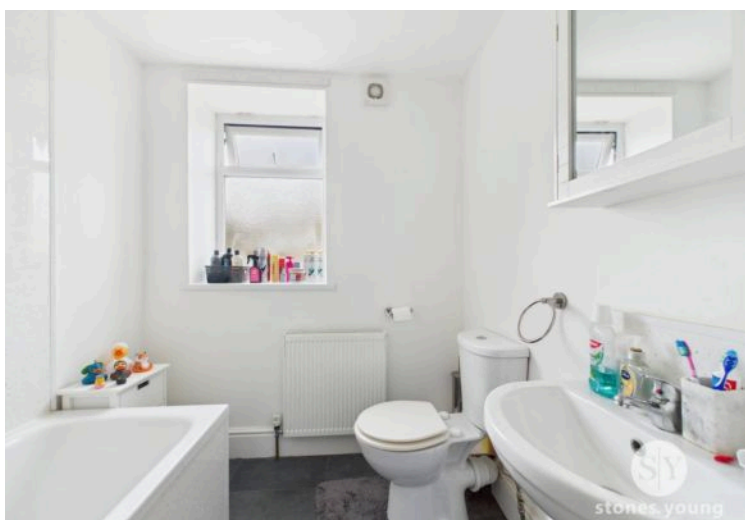
Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom 2

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

Bathroom

Vinyl flooring, three piece in white comprising of mains fed shower over bath, wc and basin, ceiling spot lights, frosted double glazed uPVC window, panel radiator.





Floor 0

Floor 1

Approximate total area⁽¹⁾
689.86 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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