





## 10 Church Street

Rishton, Blackburn

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Brand new boiler
- Large garden to side and rear elevation
- Gorgeous original features
- Integrated bar
- Perfect for families
- Downstairs W.C, ensuite and family bathroom
- Driveway
- Ample storage throughout the property
- Three reception rooms
- Located close to amenities



### **Porch**

A bright spacious entrance with uPVC windows and access through to:

### **Hallway**

With fitted carpet, a built in coat rack and shoe storage cupboard, a ceiling light point and a radiator.

### **Dining Room**

A well proportioned dining room featuring a fitted carpet and a large bay window with uPVC frames, allowing plenty of natural light to fill the space. The room also benefits from a radiator for warmth, wall-mounted lights, and a central ceiling light point for versatile lighting options. With ample space to accommodate a full sized dining table, this room is ideal for both everyday family meals and formal entertaining.

### **Living Room**

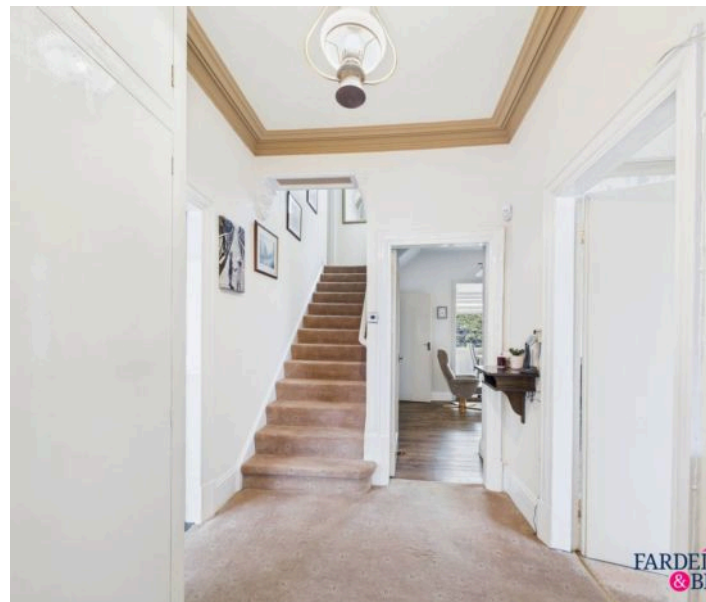
A spacious and inviting living room, beautifully appointed with a fitted carpet and a large bay window that enhances the natural light throughout the space. At the heart of the room is a striking stone feature fireplace with an integrated gas fire, creating a warm and welcoming focal point. Finished with a ceiling light point, this comfortable room offers an ideal setting for relaxation and entertaining alike.

### **Dining Kitchen**

A stylish, newly installed dining kitchen featuring two ceiling light points and a built-in seating area within a square bay window. The space benefits from integrated appliances including a fridge freezer, double oven, induction hob, and overhead extractor fan. uPVC windows allow plenty of natural light, and a handy pantry cupboard provides extra storage.

### **Bar Room**

A fantastic space for entertaining, this reception room features a stunning high-quality wooden bar, complete with lighting and glass shelving—ideal for hosting. A uPVC window and door leading to the rear allow for plenty of natural light, complemented by a ceiling light point and a large radiator for year-round comfort. Finished with a dado rail for added character, this versatile room blends style and practicality.



### Downstairs W.C.

A useful and conveniently located room, fitted with a toilet—ideal for guests and everyday use.

### Landing

A spacious two-tier landing featuring fitted carpet and a classic bannister, with a striking overhead arch that adds character and charm. A large uPVC window allows natural light to pour in, brightening the space and enhancing the flow of the property.

### Bedroom 1

A well proportioned double bedroom featuring a uPVC window that brings in plenty of natural light. The room includes fitted carpet, a ceiling light point, and a radiator for comfort. Fitted storage with integrated lighting adds both style and practicality, while convenient access to the ensuite completes this comfortable and functional space.

### Ensuite

A newly installed ensuite shower room featuring fully tiled walls and a sleek shower cubicle with a mains-fed shower. A frosted uPVC window provides natural light while maintaining privacy, and a modern vanity unit offers convenient sink space and storage.

### Bedroom 2

A bright and spacious double bedroom featuring fitted carpet and generous inbuilt storage. A large uPVC window fills the room with natural light, while a built in dressing table and integrated sink vanity add both convenience and functionality. A radiator ensures comfort, and a ceiling light point completes the room, providing both warmth and illumination.

### Bedroom 3

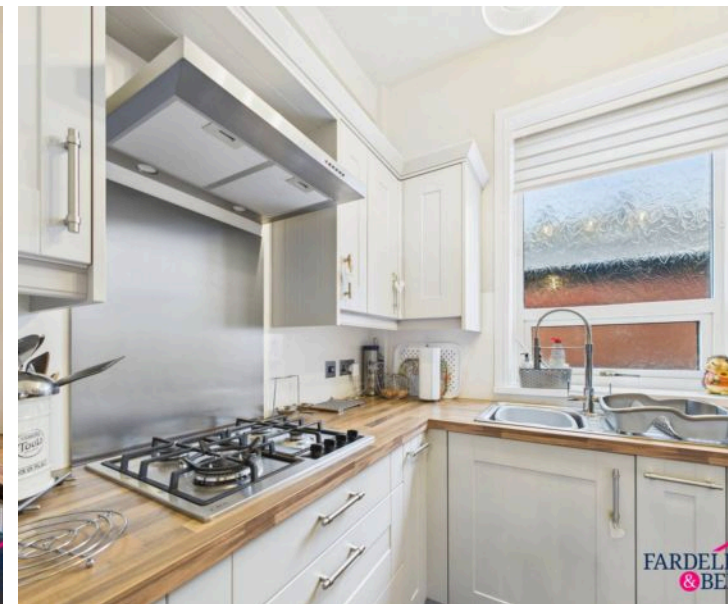
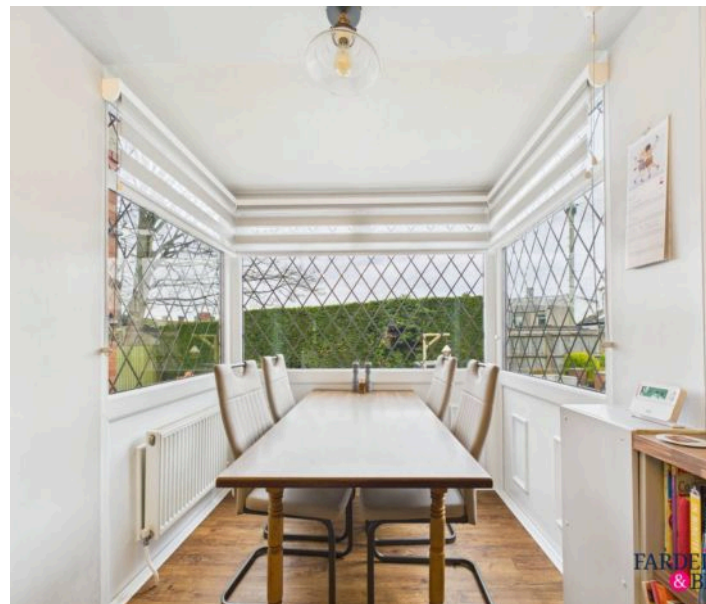
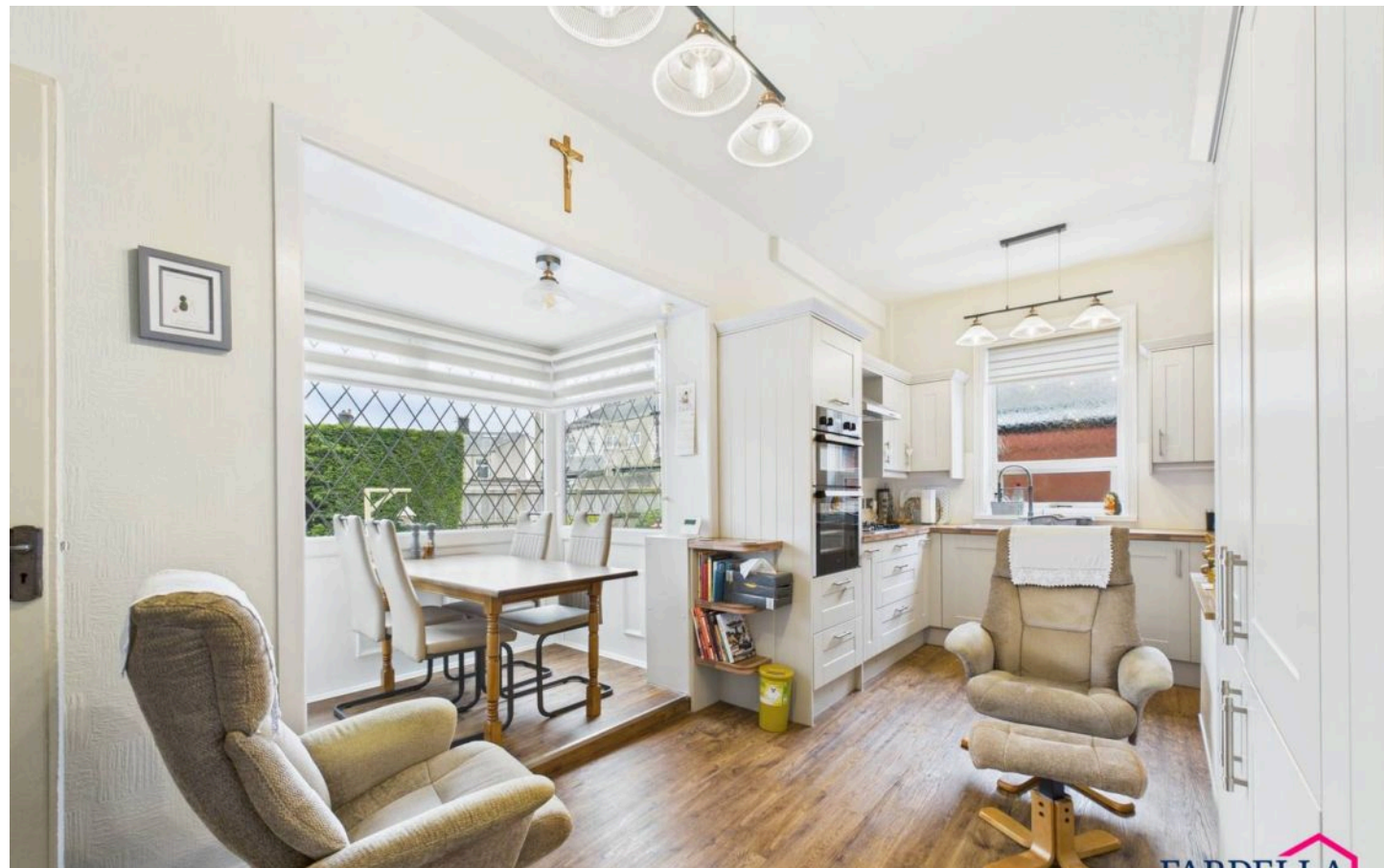
A well sized double bedroom featuring fitted storage, a cosy carpet, and a ceiling light point for ample illumination. A radiator ensures warmth throughout the room, while a window allows natural light to fill the space, creating a comfortable and inviting atmosphere.

### Bedroom 4

A well proportioned single bedroom featuring built in units for efficient storage. A radiator ensures comfort, while a uPVC window fills the room with natural light, creating a bright and functional space.

### Family Bathroom

Recently installed, this spacious family bathroom combines

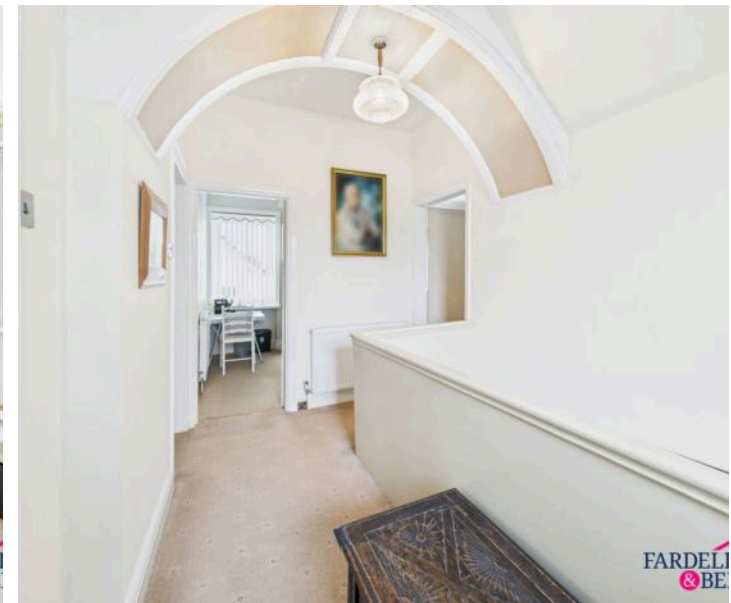
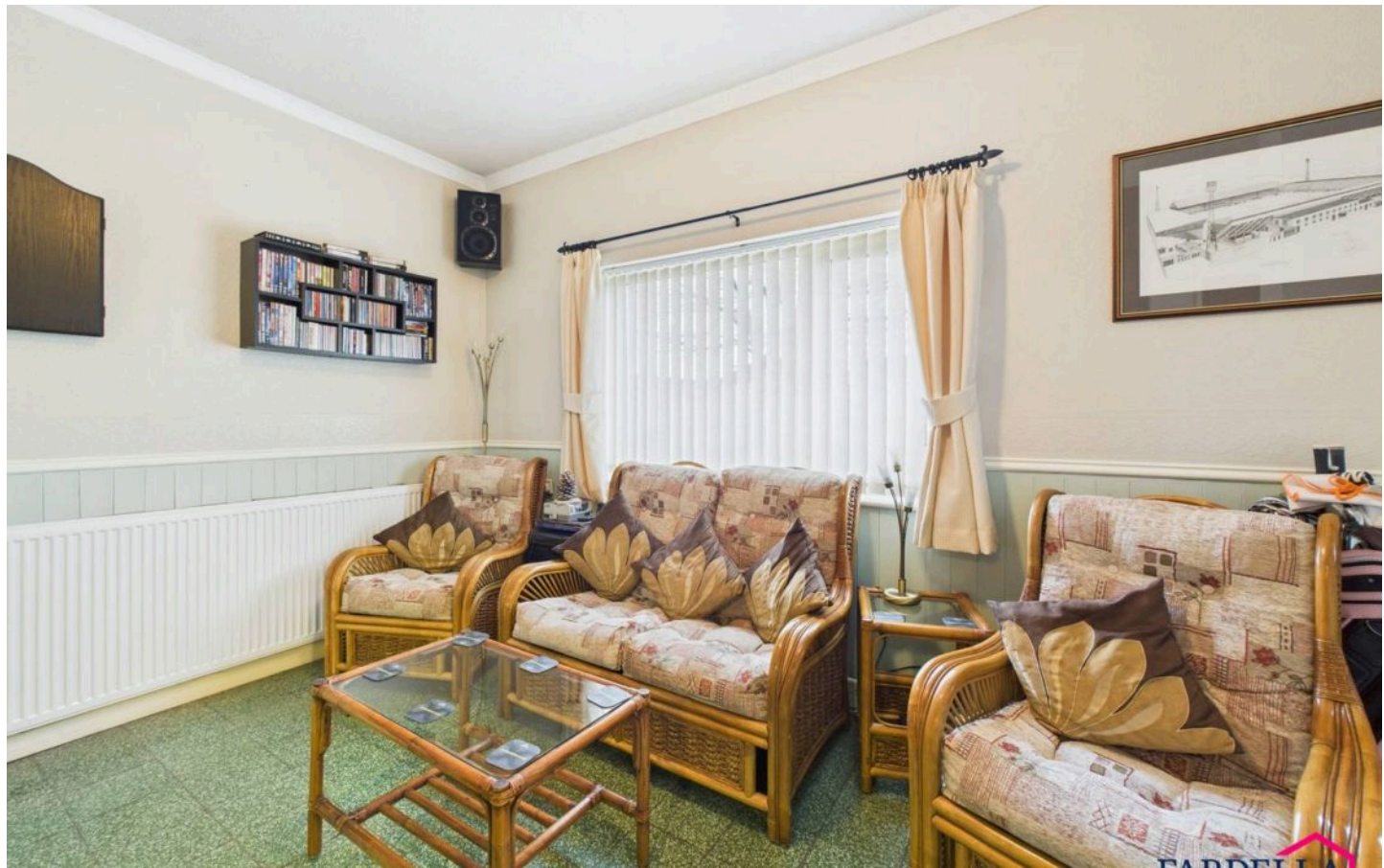


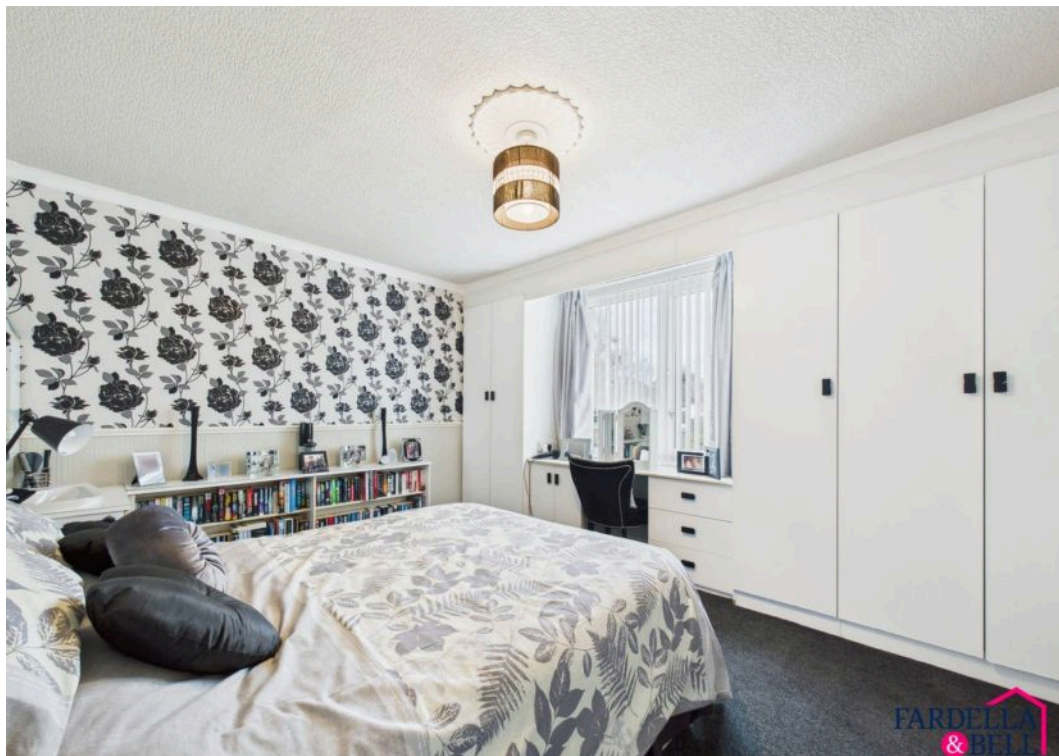
#### Bedroom 4

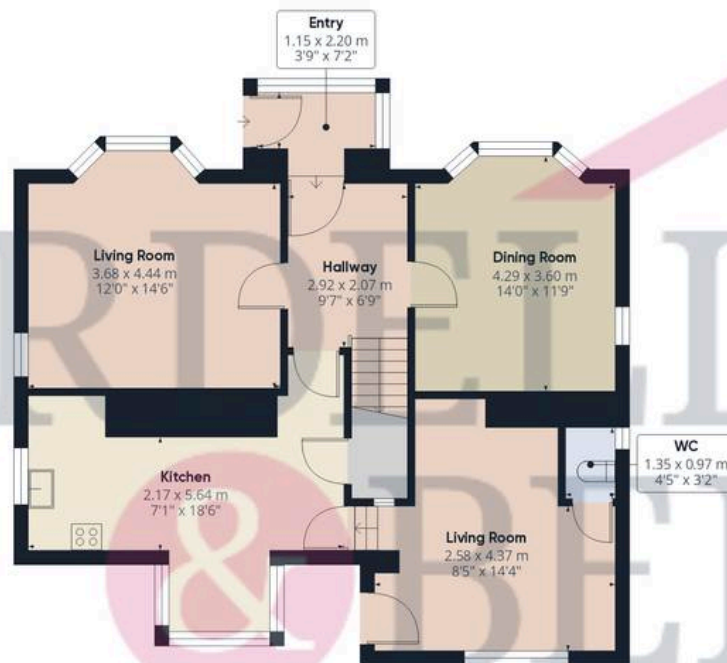
A well proportioned single bedroom featuring built in units for efficient storage. A radiator ensures comfort, while a uPVC window fills the room with natural light, creating a bright and functional space.

#### Family Bathroom

Recently installed, this spacious family bathroom combines style and functionality. It features gorgeous spotlights, vinyl flooring, and large built-in cupboards for ample storage. Two frosted uPVC windows bring in natural light while maintaining privacy. The bathroom includes a large vanity sink, partially tiled walls, a panelled bathtub, a generous walk in shower cubicle, and a W.C.—all with sleek chrome taps, adding a modern touch throughout.





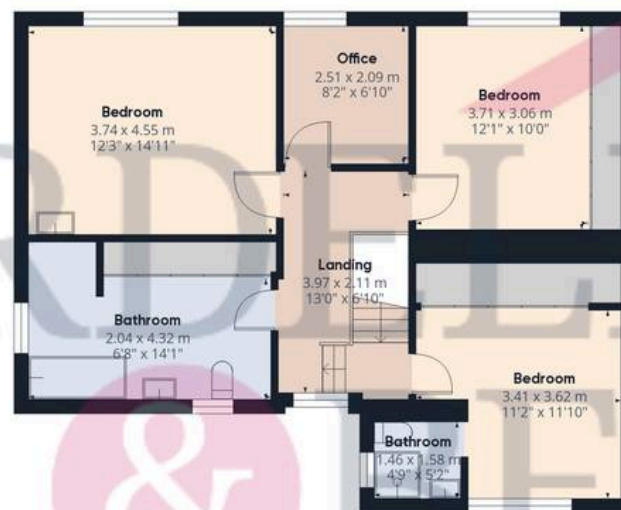


**Floor 0**

**Approximate total area<sup>(1)</sup>**

150.16 m<sup>2</sup>

1616.31 ft<sup>2</sup>



**Floor 1**

(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**



## GARDEN

To the side of the property, you'll find a large, fenced off grass area, perfect for various outdoor activities. At the rear, the garden boasts a beautifully maintained space filled with mature flowers, shrubs, and bushes, creating a vibrant and colourful backdrop. A circular lawned area adds character, while a dedicated patio space offers the ideal spot for seating and a BBQ. This garden is well kept, full of potential, and provides a tranquil setting for outdoor relaxation and entertaining.

## GARAGE

Single Garage

## DRIVEWAY

2 Parking Spaces





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