



18 Bridge Street

, Rishton, BB1 4LY

Asking Price £70,000



**** INVESTMENT OPPORTUNITY**** A Well Presented Two Bedroom Family Home, The Layout Comprises: Entrance Hallway, Two Good Size Reception Rooms and Grey High Gloss Fitted Kitchen. First Floor, Landing, Two Bedrooms and Three Piece Bathroom. Enclosed Rear Yard. Warmed by Gas Central Heating and uPVC Double Glazing. Close To Local Amenities, Schools, Bus Routes and Motorway Links.



Entrance
Front Door. Vestibule.

Hallway
Hallway with Central Heating Radiator. Staircase to First Floor.

Reception Room One 11'13 x 10'9 (3.35m x 3.28m)
Upvc Window and Central Heating Radiator.

Reception Room Two 14'65 x 14'18 (4.27m x 4.27m)
Upvc Window and Central Heating Radiator.

Kitchen 14'67 x 6'77 (4.27m x 1.83m)
Upvc Window and Central Heating Radiator. Grey High Gloss fitted kitchen with Complimentary Worksurfaces, Electric Oven, Hob and Extractor Fan. Inset Sink. Door To Rear

First Floor
Landing. Airing Cupboard housing the Boiler.

Bedroom One 14'46 x 11'59 (4.27m x 3.35m)
Upvc Window and Central Heating Radiator.

Bedroom Two 11'01 x 9'13 (3.38m x 2.74m)
Upvc Window and Central Heating Radiator.

Bathroom
Upvc Window and Central Heating Radiator. Three piece Suite comprising of Panelled Bath with Shower, Wash Basin and wc.

External
Enclosed Rear Yard.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
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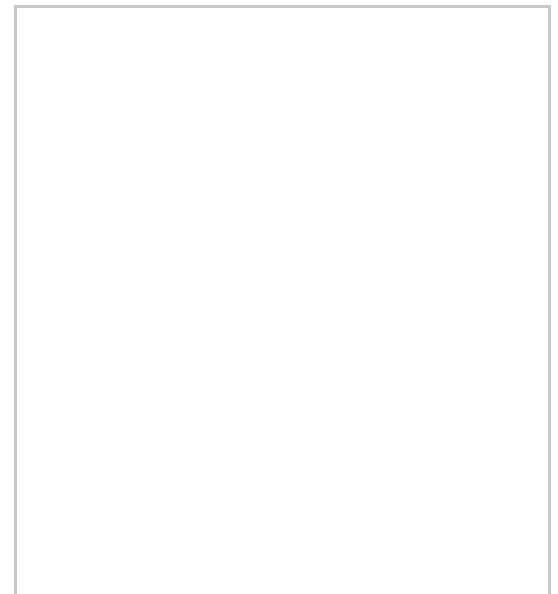
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Area Map



Floor Plans



Energy Efficiency Graph

