



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Blackburn Road, Rishton, BB1 4BS

### Offers Over £600,000

A STUNNING DETACHED FAMILY HOME WITH GATED ACCESS AND SPACIOUS INTERIORS

WOW! This immaculately presented, five bedroom, detached family home flows internally with well-proportioned, versatile living accommodation ideally suited for a growing family looking for their dream forever home. The property offers a generous wrap around garden that is perfect for entertaining family or friends, and the property offers easy access to local amenities, schools and major commuter routes along the M65 towards Burnley, Blackburn and Preston. There is also potential to build a 3 bedroom Bungalow to the side of the property which has previously had planning permission passed.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access into three well proportioned reception rooms, a downstairs WC, cloak room, fitted kitchen, the rear garden, and stairs leading to the lower ground floor. To the lower ground floor is a cellar with an additional storage room. To the first floor is a landing with doors leading to three bedrooms, a modern four-piece family bathroom suite, and stairs leading to the second floor. The main bedroom, found on the first floor, benefits from an en suite shower room and a dressing room. To the second floor is a spacious landing/reception room with doors leading to a shower room and two more bedrooms. Externally the property sits within wrap around laid to lawn gardens, paved patios and gated off-road parking for numerous vehicles. There is also a spacious annex attached on the left side of the property and accessible internally from the main living room.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience.

# Blackburn Road, Rishton, BB1 4BS

## Offers Over £600,000



- Exceptional Detached Property
- Lower Ground Floor Cellar
- Ample Off Road Parking
- EPC Rating D

- Five Bedrooms
- Dressing Room & En Suite To Main Bedroom
- Leasehold

- Set Over Four Floors
- Extensive Wrap Around Gardens
- Council Tax Band G

### Ground Floor

#### Entrance Hallway

Hardwood front entrance door, UPVC double glazed window, central heating radiator, ceiling rose, cornice coving, encaustic tiled flooring, laminate flooring, stairs to the first floor, door to stairs to the lower ground floor and doors to three reception rooms, kitchen, WC, cloakroom and to the rear.

#### Reception Room One

19'8 x 14'9 (5.99m x 4.50m)

UPVC double glazed bay window, central heating radiator, ceiling rose, cornice coving, picture rail, television point, door to the garage and open to the kitchen.

#### Kitchen

14'3 x 14' (4.34m x 4.27m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with corian surfaces, breakfast bar, range cooker with six ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, space for American fridge freezer, integrated dishwasher and tiled flooring.

#### Reception Room Two

14'10 x 13'9 (4.52m x 4.19m)

UPVC double glazed window, central heating radiator, picture rail, ceiling rose, cornice coving, laminate flooring and door to reception room three.

#### Reception Room Three

14'10 x 14'2 (4.52m x 4.32m)

UPVC double glazed bay window, central heating radiator, television point, picture rail, ceiling rose and cornice coving.

#### WC

5'2 x 3'1 (1.57m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and laminate flooring.

#### Annex

32'1 x 28'10 (9.78m x 8.79m)

Four hardwood double glazed windows, door to WC and double doors to the front elevation.

#### WC

6'3 x 5'6 (1.91m x 1.68m)

Low basin WC and wall mounted wash basin.

#### Lower Ground Floor

#### Cellar

14'10 x 14'2 (4.52m x 4.32m)

Central heating radiator, Vaillant boiler and door to cellar room two.

#### Cellar Room Two

10'5 x 6'6 (3.18m x 1.98m)

#### First Floor

### Landing

UPVC double glazed window, central heating radiator, two ceiling roses, cornice coving, door to stairs to the second floor and doors to three bedrooms and bathroom.

#### Bedroom One

16'9 x 14'10 (5.11m x 4.52m)

Two UPVC double glazed windows, central heating radiator, picture rail, cornice coving and open to the dressing room.

#### Dressing Room

10'9 x 7'1 (3.28m x 2.16m)

UPVC double glazed frosted window, central heating radiator, fitted wardrobes and door to the en suite.

#### En Suite

9' x 6'5 (2.74m x 1.96m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, walk in direct feed shower unit, part tiled elevations, extractor fan, spotlights and tiled flooring.

#### Bedroom Two

14'1 x 14' (4.29m x 4.27m)

Two UPVC double glazed windows, central heating radiator, spotlights and coving.

#### Bedroom Three

14'11 x 13' (4.55m x 3.96m)

Two UPVC double glazed windows, central heating radiator, picture rail, ceiling rose and cornice coving.

#### Bathroom

12' x 9'3 (3.66m x 2.82m)

Two UPVC double glazed frosted windows, two central heating radiators, dual flush WC, vanity top wash basin, freestanding bath, walk in direct feed shower unit, tiled elevations, extractor fan, spotlights and tiled flooring.

### Second Floor

#### Reception Room Four

21'1 x 19'5 (6.43m x 5.92m)

Two UPVC double glazed windows, two central heating radiators, two storage cupboards and doors to two bedrooms and shower room.

#### Shower Room

7'6 x 6' (2.29m x 1.83m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, spotlights and tiled flooring.

#### Bedroom Four

15'6 x 13'9 (4.72m x 4.19m)

Velux window, two central heating radiators and eaves storage.

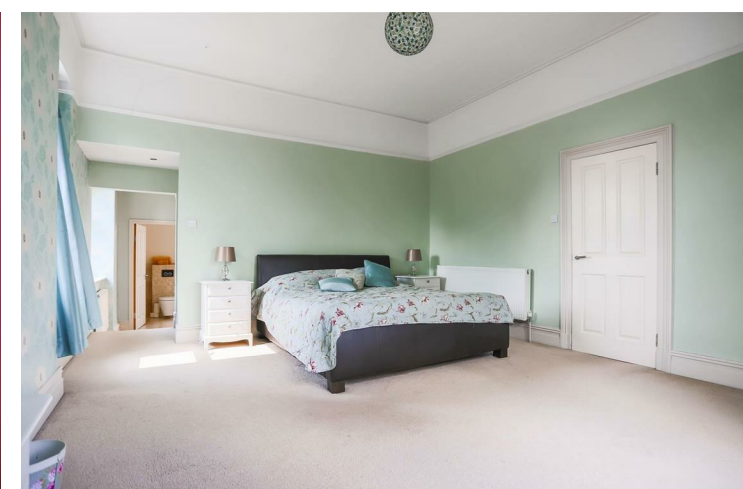
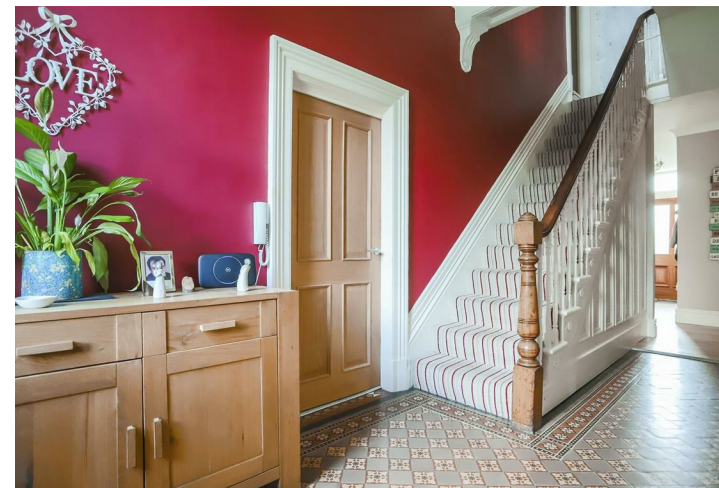
#### Bedroom Five

10'9 x 10'5 (3.28m x 3.18m)

Velux window, central heating radiator and wood effect flooring.

### External

Wrap around laid to lawn gardens and gated driveway providing ample off road parking to the rear.



Tel: 01254389384

www.keenans-estateagents.co.uk