



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Grasmere Close, Rishton, BB1 4EL

£265,000

AN IMPRESSIVE FAMILY HOME

Having been presented and maintained beautifully throughout with impressive extension over the garage, this enviable four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Rishton on a sought after estate. With impressive wrap around gardens, driveway and fantastic double garage, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room and WC. The reception room leads on to a kitchen diner and staircase to the first floor. The first floor comprises of doors on to four bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed wrap around garden with laid to lawn and patio areas, as well as access to the garage. To the front there is a laid to lawn garden with off road parking.

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

Grasmere Close, Rishton, BB1 4EL

£265,000



- Tenure Leasehold
- Off Road Parking With Driveway And Access To Garage
- Viewing Essential
- Close Proximity To Amenities And Easy Access To Major Network Links

- Council Tax Band D
- Four Bedroom Detached Property
- Three Piece Bathroom Suite And En Suite Shower Room

- EPC Rating C
- Ideal Family Home
- Fitted Kitchen

Ground Floor

Entrance

Via a UPVC double glazed front door to porch.

Porch

6'11 x 3'2 (2.11m x 0.97m)

UPVC double glazed frosted window, central heating radiator, coving, wood effect floor, door to WC and reception room.

WC

6'11 x 2'7 (2.11m x 0.79m)

UPVC double glazed frosted window, central heating radiator, two piece suite, low bowl WC, vanity top wash basin and wood effect floor.

Reception Room

15'8 x 14'7 (4.78m x 4.45m)

Two UPVC double glazed windows, two central heating radiators, coving, smoke alarm, television point, door to kitchen/diner and stairs to first floor.

Kitchen/Diner

14'7 x 8'4 (4.45m x 2.54m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, washing machine and dish washer, under stairs storage, tiled floor and UPVC double glazed patio doors to rear.

First Floor

Landing

8'10 x 7'5 (2.69m x 2.26m)

Loft access, coving, doors to four bedrooms and bathroom.

Bedroom One

13'9 x 12'1 (4.19m x 3.68m)

UPVC double glazed window, central heating radiator and door to En suite.

En Suite

12'1 x 5'9 (3.68m x 1.75m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, enclosed electric feed shower, PVC panel elevation, spotlights, extractor fan and wood effect floor.

Bedroom Two

13'11 x 8'5 (4.24m x 2.57m)

UPVC double glazed window, central heating radiator, coving and wood effect floor.

Bedroom Three

10'2 x 8'5 (3.10m x 2.57m)

UPVC double glazed window, central heating radiator, coving and wood effect floor.

Bedroom Four

10'3 x 5'9 (3.12m x 1.75m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and wood effect floor.

Bathroom

6' x 6'9 (1.83m x 2.06m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panelled bath with electric feed shower, dual flush WC, pedestal wash basin with mixer tap, panel elevation, coving and wood effect floor.

External

Rear

Laid to lawn garden with patio, bedding areas and access to garage.

Garage

20'2 x 12'3 (6.15m x 3.73m)

Power and lighting.



Tel: 01254389384

www.keenans-estateagents.co.uk