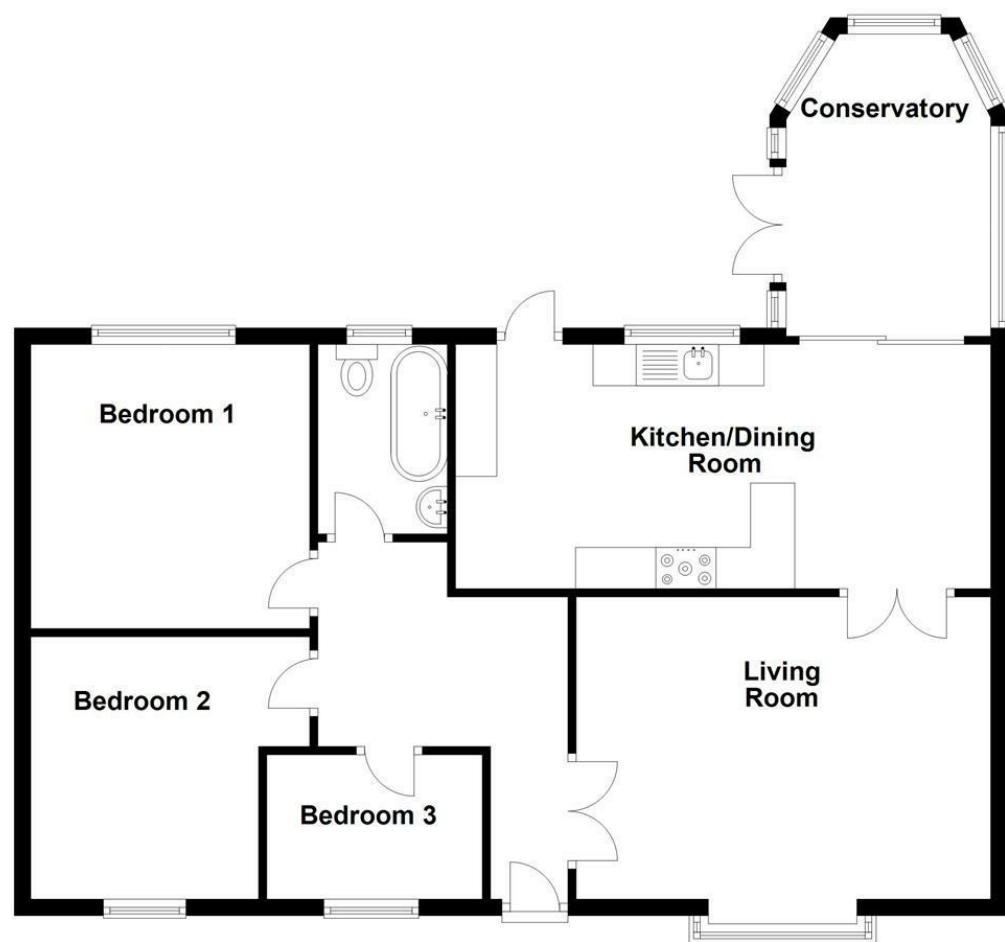


Ground Floor



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			
(81-91) B		80	85
(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.

Maple Crescent, Rishton, BB1 4RJ

£339,950

GORGEOUS DETACHED BUNGALOW WITH HALF AN ACRE OF LAND

Gorgeously presented and situated in a highly sought after and quiet location of Rishton, this bright, three bedroomed home is just a short drive into the town centre. This property boasts beautiful decor, spacious interiors as well as a beautiful, a bright kitchen/dining room, three bedrooms, a three piece bathroom suite, conservatory, an enclosed tiered garden with gorgeous mature shrubs, as well as off-road parking and a detached garage. This property is situated in a location which is perfect for a range of all ages and is certainly not one to be missed!

The property comprises briefly: entrance into the hall with doors providing access to the living room, kitchen/dining room, three bedrooms and a three piece bathroom suite. The kitchen has doors providing access to the conservatory and rear garden. Externally, this property offers a rear, enclosed, laid to lawn tiered garden with mature shrubs, bedding areas, paved areas, two sheds, a greenhouse and access to the detached garage. To the front, there is a laid to lawn garden, off-road parking and access to the detached garage.

Viewings can be arranged by contacting our Blackburn team.

Maple Crescent, Rishton, BB1 4RJ

£339,950



- EPC Rated C
- Council Tax Band D
- Freehold Property
- Off Road Parking
- Modern Fixtures
- Newly Composite Fitted Kitchen
- Half An Acre Of Spacious Gardens
- Detached Garage
- Three Bedrooms

Ground Floor

Hall

11'02 x 10'11 (3.40m x 3.33m)

Central heating radiator, smoke alarm, access to attic, doors to kitchen, three bedrooms, bathroom, store cupboard and living room.

Kitchen / Dining Room

21'01 x 9'08 (6.43m x 2.95m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, granite worktops, composite one and a half sink with drainer and mixer taps, freestanding Belling oven with five ring gas hob, extractor hood, dishwasher, washing machine, dryer, space for fridge/freezer, spotlights, part tiled elevations, wood effect floor, doors to rear garden, sliding door to conservatory.

Conservatory

12'00 x 8'02 (3.66m x 2.49m)

UPVC double glazed windows, UPVC double glazed frosted windows, electric radiator, television point, tiled floor, door to rear garden.

Bedroom Three

8'08 x 6'11 (2.64m x 2.11m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

7'06 x 5'01 (2.29m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer taps, freestanding bath with mixer taps, spotlights, tiled walls and floor.

Bedroom One

11'04 x 11'01 (3.45m x 3.38m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes.

Bedroom Two

11'04 x 10'00 (3.45m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Externally

Rear

Enclosed laid to lawn tiered garden, bedding area, paved access, mature shrubs, shed, greenhouse, water fountain.

Front

Laid to lawn garden, off road parking, detached garage.



Tel: 01254389384

www.keenans-estateagents.co.uk