



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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.

High Street, Rishton, BB1 4LA

Offers Over £150,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor space and bursting with potential, this fantastic three bedroom detached property is being proudly welcomed to market in the sought after location of Rishton. With fantastic cellar space, canal views and a complete blank canvas, this versatile property is the perfect investment opportunity 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 hallway provides access through to a spacious reception room, kitchen diner and staircase down to the cellar. The kitchen diner guides you to a staircase to the first floor. The lower ground floor leads on to a fantastic cellar space or second reception room which then leads on to a third bedroom or additional living space. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally, there is an enclosed yard to the side and rear of the property with canal views.

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

High Street, Rishton, BB1 4LA

Offers Over £150,000



- Detached Property
- Fitted Kitchen
- Perfect Investment Opportunity
- EPC Rating E
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Spacious Interior
- Council Tax Band B

Ground Floor

Entrance Hall

5'8 x 3'7 (1.73m x 1.09m)

UPVC double glazed frosted front door, doors leading to kitchen diner, reception room and door to stairs to cellar.

Kitchen Diner

14'11 x 14'9 (4.55m x 4.50m)

Two UPVC double glazed windows, central heating radiator, exposed beams, range of panel wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with high spout mixer tap, space for oven and dishwasher, plumbing for washing machine, space for fridge freezer and door to stairs to first floor.

Reception Room

14'9 x 13'8 (4.50m x 4.17m)

UPVC double glazed window, central heating radiator, exposed beams, ceiling rose and meter cupboard.

Lower Ground Floor

Cellar Room One

18'5 x 14 (5.61m x 4.27m)

UPVC double glazed window, central heating radiator and door to inner hall.

Inner Hall

2'9 x 2'8 (0.84m x 0.81m)

Understairs storage and door to cellar room two.

Cellar Room Two

13'5 x 14 (4.09m x 4.27m)

UPVC double glazed window, central heating radiator and door leading out to rear.

First Floor

Landing

9'6 x 7 (2.90m x 2.13m)

UPVC double glazed window, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed window, central heating radiator and ceiling rose.

Bedroom Two

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

13'11 x 5 (4.24m x 1.52m)

Two hardwood single glazed windows, central heating radiator, corner panel bath with electric feed shower and mixer tap, vanity top wash basin with mixer tap, low base WC, PVC panel elevations, dado rail, coving and integrated over stairs storage.

Exterior

Rear

Enclosed yard.



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