



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			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

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.

Somerset Road, Rishton, BB1 4BP

£200,000

AN ENVIABLE TWO BEDROOM DETACHED PROPERTY

Having been presented and maintained beautifully throughout with stunning gardens, open plan living space and two double bedrooms, this outstanding semi detached property is being proudly welcomed to the market in the sought after location of Rishton. With added conservatory, off road parking and added garage, this wonderful property is the perfect home for any small family or couple 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, fitted kitchen, WC and staircase to the first floor. The reception room leads openly on to a dining area. The kitchen guides you through to a conservatory. The first floor comprises of doors on to two double bedrooms and a contemporary fitted shower room. Externally there is an enclosed garden to the rear with paving, laid to lawn, decking and bedding areas, as well as access on to a garage. To the front there is a laid to lawn garden with bedding areas with off road parking and access on to the garage.

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

Somerset Road, Rishton, BB1 4BP

£200,000



- Immaculate Semi Detached Property
- Spacious Interiors
- Driveway and Garage
- EPC Rating D
- Two Bedrooms
- Complete Blank Canvas
- Tenure Freehold
- Modern Fitted Bathroom
- Extensive Landscaped Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Porch

5'2 x 1'10 (1.57m x 0.56m)

UPVC double glazed sliding front door and UPVC double glazed frosted door to hall.

Hall

14 x 6 (4.27m x 1.83m)

Hardwood single glazed frosted window, central heating radiator, coving, meter cupboard, smoke detector, doors leading to reception room, kitchen, WC and stairs to first floor.

WC

4'6 x 2'5 (1.37m x 0.74m)

Hardwood single glazed frosted window and dual flush WC.

Reception Room

14 x 11'9 (4.27m x 3.58m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with granite effect hearth, surround and oak mantle, television point and open arch to dining area.

Dining Area

9'3 x 8'7 (2.82m x 2.62m)

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

Kitchen

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed window, central heating radiator, coving, range of high gloss wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric Bosch oven with four ring Hoover gas hob and extractor hood, integrated fridge and freezer and UPVC double glazed frosted door to conservatory.

Conservatory

17'4 x 7'4 (5.28m x 2.24m)

UPVC double glazed windows, feature wall light, double glazed slanted roof and two UPVC double glazed doors to rear.

First Floor

Landing

6'7 x 5'11 (2.01m x 1.80m)

UPVC double glazed frosted window, coving, loft access, smoke detector, doors leading to two bedrooms, shower room and linen cupboard.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window and central heating radiator.

Shower Room

7'5 x 5'11 (2.26m x 1.80m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, coving and spotlights.

Exterior

Rear

Enclosed garden with laid to lawn, decking, bedding areas and access to garage.

Garage

17'4 x 9'1 (5.28m x 2.77m)

Hardwood double glazed window, power, lighting, storage, plumbing for washing machine, Baxi boiler, UPVC double glazed frosted door to rear and up and over garage door.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.

