



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Grasmere Close, Rishton, BB1 4EL

£230,000

IMPRESSIVE DETACHED FAMILY HOME WITH NO CHAIN DELAY

Benefitting from an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Rishton on a popular estate. With added garage, two bathrooms and an open plan living space, this property is the perfect family home ready for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and staircase to the first floor. The reception room leads openly on to a dining room which guides you through to a kitchen and conservatory. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a beautifully presented garden to the rear with paving, laid to lawn and bedding areas, as well as access on to the garage. To the front there is a laid to lawn garden with resin driveway and access on to a garage.

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

Grasmere Close, Rishton, BB1 4EL

£230,000



- Immaculate Detached Property
- Contemporary Fitted Kitchen
- Driveway and Garage
- EPC Rating TBC
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Two Bathrooms
- No Chain Delay
- Council Tax Band D

Ground Floor

Entrance Hall

10'3 x 3 (3.12m x 0.91m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, doors leading to WC, reception room and stairs to first floor.

WC

5'1 x 3 (1.55m x 0.91m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, wall mounted wash basin with traditional taps and dual flush WC.

Reception Room

17'9 x 12'2 (5.41m x 3.71m)

UPVC double glazed bay window, two central heating radiators, coving to ceiling, gas fire with limestone hearth and surround, television point and open access to dining area.

Dining Area

11'11 x 8 (3.63m x 2.44m)

Central heating radiator, coving to ceiling, door to kitchen and UPVC double glazed sliding door to conservatory.

Conservatory

13'1 x 9 (3.99m x 2.74m)

UPVC double glazed window, underfloor heating, polycarbonate roof, ceiling fan, television point, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

11'11 x 7'2 (3.63m x 2.18m)

Hardwood double glazed window, central heating radiator, coving to ceiling, range of wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, understairs storage, tiled effect lino flooring and UPVC double glazed frosted door to side.

First Floor

Landing

10'10 x 6 (3.30m x 1.83m)

Hardwood double glazed window, loft access, coving to ceiling, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

10'10 x 6 (3.30m x 1.83m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and door to en suite.

En Suite

9'5 x 4'2 (2.87m x 1.27m)

Hardwood double glazed frosted window, central heated towel rail, coving to ceiling, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations and lino flooring.

Bedroom Two

9'7 x 9'5 (2.92m x 2.87m)

Hardwood double glazed window, central heating radiator, coving to ceiling, television point and fitted wardrobes.

Bedroom Three

9 x 6 (2.74m x 1.83m)

UPVC double glazed window, central heating radiator, coving to ceiling, over stair storage with integrated Baxi boiler.

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

Hardwood double glazed frosted window, central heating radiator, coving to ceiling, panel bath with mixer tap and overhead rinse head, dual flush WC, vanity top wash basin with mixer tap and tiled elevations.

Exterior

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and access to garage.

Front

Laid to lawn garden, bedding areas, mature shrubbery, resin bound with block paved frame driveway and access to garage.

Garage

17'3 x 8'2 (5.26m x 2.49m)

Power, lighting and electric up and over garage door.



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