



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			
(69-80) C			
(55-68) D		62	
(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.

Hicks Terrace, Rishton, BB1 4JH

£90,000

A BEAUTIFUL TWO BEDROOM PROPERTY

Keenans Estate Agents are delighted to bring this two bedroom home to the rental market! The property boasts a bright living room, a spacious, modern fitted kitchen, two bright bedrooms, a beautiful three piece bathroom suite and an enclosed rear yard. Situated in Rishton, just a short drive to the town centre, is close to good schools, is near to local amenities and is within walking distance to bus routes and has major commuter links.

The property comprises briefly; a welcoming entrance to the vestibule which provides access to the living room. The living room has an open doorway to the modern fitted kitchen with access to a staircase to the first floor. From the kitchen there is a door to the utility room which leads to the rear yard and to the downstairs WC. To the first floor, there is a landing with doors to two spacious bedrooms and a three piece bathroom suite. Externally, to the rear of the property there is an enclosed yard with artificial grass and gate to a shared access road.

Viewings can be arranged by calling our Accrington team, at your earliest convenience

Hicks Terrace, Rishton, BB1 4JH

£90,000



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'8 x 3'1 (1.12m x 0.94m)

UPVC double glazed front entrance door, wood effect flooring and door to the reception room.

Reception Room

14'3 x 14'2 (4.34m x 4.32m)

UPVC double glazed window, central heating radiator, gas fire with tiled surround and wooden mantel, television point, spotlights, wood effect flooring and open doorway to the dining kitchen.

Dining Kitchen

14'2 x 14'1 (4.32m x 4.29m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with mixer tap, Beko oven with four ring induction hob, extractor hood, space for fridge freezer, breakfast bar, stairs to the first floor, understairs storage, spotlights, wood effect flooring and door to the utility.

Utility Room

8'1 x 6'9 (2.46m x 2.06m)

Central heating radiator, laminate worktop, plumbing for washing machine, spotlights, wood effect flooring, door to the WC and UPVC double glazed door to the rear.

WC

6'4 x 2'11 (1.93m x 0.89m)

UPVC double glazed window, dual flush WC, wall mounted wash basin, combination boiler, part tiled elevations, spotlights and wood effect flooring.

First Floor

Landing

5'11 x 5'7 (1.80m x 1.70m)

Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'4 x 6'9 (3.45m x 2.06m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

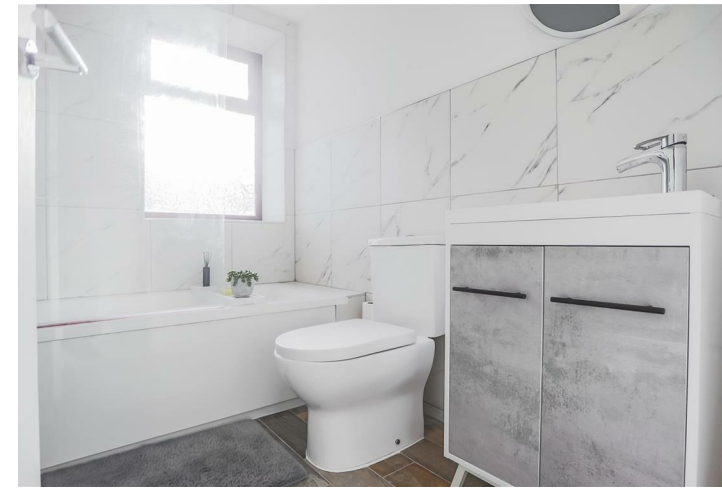
7'9 x 6'4 (2.36m x 1.93m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed artificial lawn garden.



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