



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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

## School Street, Rishton, BB1 4LJ

### £125,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with spacious rooms, neutral decorations and modern fixtures and fittings, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Rishton. Situated only a stones throw away from all the local amenities, as well as benefitting from an enviable open plan kitchen diner, three double bedrooms and stylish interior, this property is the perfect family home 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 guides you through to a spacious reception room, open plan kitchen diner and staircase to the first floor. Both rooms benefit from a double sided cast iron multi fuel burner whilst the kitchen diner leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three-piece family bathroom. Externally there is an enclosed yard to the rear.

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



# School Street, Rishton, BB1 4LJ

£125,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Spacious Three Bedroom End Terraced Property
- Ideal Family Home With Viewing essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Yard To Rear
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

## Ground Floor

## External

### Entrance

Via a composite double glazed frosted door to vestibule.

### Rear

Enclosed yard.

### Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Coving, wood panel elevation, wood effect laminate flooring and hard wood single glazed leaded door to hall.

### Hall

12'1 x 6'4 (3.68m x 1.93m)

Central heating radiator, coving, corbel, smoke alarm, wood panel elevation, wood effect laminate flooring, oak doors to reception room, kitchen/diner and stairs to first floor.

### Reception Room

12'11 x 12'3 (3.94m x 3.73m)

Two UPVC double glazed windows, central heating radiator, double sided cast iron multi fuel burner with stone hearth and mantle, television point.

### Kitchen/Diner

23'9 x 13'5 (7.24m x 4.09m)

Two UPVC double glazed windows, central heating radiator, range of cream panelled wall and base units, wood effect surface, tiled splash back, ceramic sink and drainer with high spout mixer tap, three door Leisure range with five ring gas hob and extractor hood, space for American fridge freezer, plumbed for washing machine, dryer, spotlights, coving, ceiling rose, television point, under stairs storage, double sided cast iron multi fuel burner with oak mantle, under stairs storage, wood effect laminate flooring and UPVC double glazed door to rear.

## First Floor

### Landing

14'10 x 5'9 (4.52m x 1.75m)

Loft access, over stairs storage, wood panel elevation, oak doors to three bedrooms and bathroom.

### Bedroom One

17'6 x 12'3 (5.33m x 3.73m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

12'5 x 8'2 (3.78m x 2.49m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'9 x 5'1 (2.67m x 1.55m)

Central heating towel rail, three piece suite, low bowl WC, panel bath with electric feed shower, pedestal wash basin, tiled elevation, spotlights, extractor fan and tiled flooring.



Tel: 01254389384

www.keenans-estateagents.co.uk