



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	

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.

Maple Crescent, Rishton, BB1 4RJ

Offers Over £230,000

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME

Keenans are delighted to present to the market this fantastic detached property in the sought after location of Rishton, Blackburn. Being a complete blank canvas and bursting with potential this home would be perfect for a growing family looking to put their own personal stamp on a property. Boasting a contemporary fitted kitchen, two modern bathrooms, three good sized bedrooms and well maintained gardens to the front and rear. Conveniently located in close proximity to local amenities, well regarded schools, transport links and commute routes.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room and downstairs WC, as well as the stairs to the first floor. The reception room has double doors to the dining room which flows internally into the conservatory and contemporary fitted kitchen. Both the kitchen and conservatory have doors leading out to the rear. To the first floor is a landing to three bedrooms and a family bathroom. The main bedroom benefits from an en suite. Externally, to the rear is an enclosed laid to lawn garden with mature shrubbery. To the front is a laid to lawn garden area with a driveway and access to a detached garage.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook: Keenans Estate Agents and Instagram: @keenans.ea

Maple Crescent, Rishton, BB1 4RJ

Offers Over £230,000



- Spacious Detached Property
- Complete Blank Canvas
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Well Maintained Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

6'11 x 5'11 (2.11m x 1.80m)

UPVC double glazed frosted front door, central heating radiator, Karndean flooring, doors to WC, reception room one and stairs to first floor.

WC

Low base WC, wall mounted wash basin with mixer tap and Karndean flooring.

Reception Room

13'11 x 11'8 (4.24m x 3.56m)

UPVC double glazed window, central heating radiator, gas fire with marble surround and wooden mantel and frosted double doors to dining room.

Dining Room

9'8 x 9'5 (2.95m x 2.87m)

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

Kitchen

10'7 x 8'2 (3.23m x 2.49m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, stone effect worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring electric hob, space for dishwasher, plumbing for washing machine, tiled effect flooring and door to rear.

Conservatory

11 x 9'3 (3.35m x 2.82m)

UPVC double glazed windows, central heating radiator, laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

Doors leading to three bedrooms and bathroom.

Bedroom One

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7 x 5'3 (2.13m x 1.60m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed and part tiled elevations.

Bedroom Two

11'11 x 9'7 (3.63m x 2.92m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 6'7 (2.54m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'9 (2.49m x 2.06m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, panel bath with traditional taps and part tiled elevations.

Exterior

Rear

Enclosed garden with laid to lawn and mature shrubbery.

Front

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



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