



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 |
| | 100 |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 56 |
| (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.

Devonshire Road, Rishton, BB1 4BX

Offers Over £200,000

A CHARMING SEMI DETACHED DORMER BUNGALOW WITH LOW MAINTENANCE REAR GARDEN

Nestled in the sought after area of Rishton, sits this semi detached dormer bungalow. Benefiting from a modern fitted kitchen/dining area and three generously sized bedrooms offering ample space for relaxation and personalisation. The enviable rear garden is a tranquil oasis, ideal for enjoying a morning cup of tea or hosting gatherings with friends and family. Convenience is key with a driveway and detached garage, providing parking space for your vehicles and additional storage. Don't miss the opportunity to make this house your home! Situated within walking distance to local shops and amenities, as well as well regarded schools.

The property comprises briefly; entrance via the porch into a welcoming hallway that has doors to two reception rooms, understairs storage and staircase to the first floor. The second reception room is open plan with the kitchen creating a fantastic dining space. The contemporary kitchen has access out to the rear garden. There is a door to the third bedroom which also has access out to the rear garden. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom. Externally, to the rear of the property is an enclosed flagged patio with stone chippings, bedding areas, timber shed and access to the garage. The front of the property has stone chippings and a block paved driveway leading to the garage.

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Devonshire Road, Rishton, BB1 4BX

Offers Over £200,000



- Beautifully Presented Semi Detached Dormer Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

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

Hall

13'8 x 5'5 (4.17m x 1.65m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, wood effect laminate flooring, stairs to first floor, understairs storage and doors to two reception rooms.

Reception Room One

14'7 x 10'4 (4.45m x 3.15m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, television point, gas fire with decorative surround and wood effect laminate flooring.

Reception Room Two

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling rose, wood effect laminate flooring, open access to kitchen and door to bedroom three.

Kitchen

8'4 x 7'8 (2.54m x 2.34m)

UPVC double glazed window, range of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, glass splashback, space for fridge freezer and dishwasher, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

Bedroom Three

8'10 x 8'4 (2.69m x 2.54m)

Central heating radiator, coving to ceiling, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, coving to ceiling, dado rail, doors leading to two bedrooms, bathroom and storage.

Bedroom One

11'6 x 9'4 (3.51m x 2.84m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom Two

10'7 x 9'7 (3.23m x 2.92m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

Bathroom

6'2 x 5'4 (1.88m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel jacuzzi bath with mixer tap and overhead rinse head, spotlights, fully tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with flagged patio, stone chippings, bedding areas, access to timber shed with power and detached garage.

Garage

Power and lighting.

Front

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

