

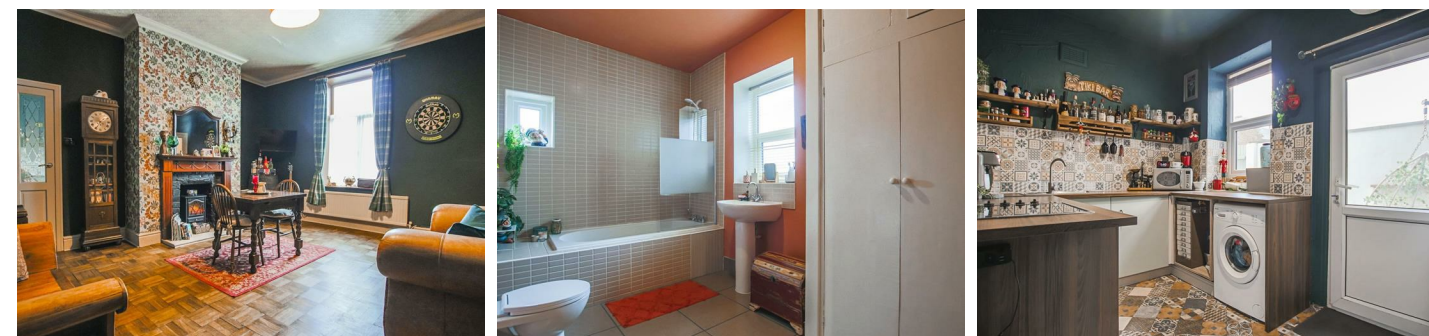
Ground Floor



First Floor



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		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			76

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Chapel Street, Rishton, BB1 4NP

Offers Over £120,000

Welcome to Chapel Street, Rishton - a charming location for this delightful two-bedroom end terrace house. This property boasts a spacious interior with renovated features that beautifully blend with the charm of original features throughout. One of the standout features of this property is the detached garage, providing ample space for parking or storage. Situated in a great location, this house offers easy access to local amenities, well-regarded schools, and major commuter routes. Whether you're popping out for groceries, dropping the kids off at school, or commuting to work, everything you need is within reach.

Comprising briefly to the ground floor, entrance via the vestibule which leads through to the hallway with doors leading to both reception rooms and hosts stairs to the first floor, reception room two leading to the kitchen and downstairs WC. The kitchen leads to the rear. To the first floor is a landing to two spacious bedrooms and a great sized bathroom suite. Externally to the rear is an enclosed yard with access to the detached garage and gate to the shared access road.

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

Chapel Street, Rishton, BB1 4NP

Offers Over £120,000



- Tenure Leasehold
- Off Road Parking With Access to A Single Garage
- Ideal First Time Buy Or Couple Ready To Move Into
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- Spacious Two Bedroom End Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Local Amenities

Ground Floor

Rear

Rear yard with detached garage.

Entrance

Hard wood door into vestibule.

Vestibule

4'2 x 3'7 (1.27m x 1.09m)

Door to hall.

Hall

11'4 x 3'8 (3.45m x 1.12m)

Central heating radiator, door to reception room one, reception room two and stairs to first floor.

Reception Room One

12'5 x 11'1 (3.78m x 3.38m)

UPVC double glazed window, central heating radiator, gas fire with tiled surround, coving and ceiling rose.

Reception Room Two

15'3 x 14'5 (4.65m x 4.39m)

UPVC double glazed window, central heating radiator, electric fire with brick surround, door to kitchen, WC and original flooring.

WC

7'2 x 2'10 (2.18m x 0.86m)

Low bowl WC, wash basin and laminate flooring.

Kitchen

11'4 x 8'4 (3.45m x 2.54m)

UPVC double glazed window, central heating radiator, base units, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, plumbed for washing machine, part tiled elevation, UPVC double glazed door to rear and tiled effect flooring.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

15'4 x 11'11 (4.67m x 3.63m)

UPVC double glazed window, central heating radiator, original floor boards and wardrobe space.

Bedroom Two

12'1 x 19'10 (3.68m x 6.05m)

UPVC double glazed window, central heating radiator, laminate flooring and walk in wardrobe.

Bathroom

10'9 x 7'11 (3.28m x 2.41m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and overhead electric feed shower, part tiled elevation and tiled floor.

External

