



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.

Walmsley Avenue, Rishton, BB1 4RE

£220,000

THREE BEDROOM DETACHED PROPERTY NOT TO BE MISSED:

Welcome to this charming three-bedroom detached house located on Walmsley Avenue in the delightful area of Rishton. This property boasts a spacious interior with an ample sized conservatory, perfect for enjoying the British weather all year round.

Situated on an end plot, this house offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The large rear garden with outbuildings provides ample space for outdoor activities and gardening enthusiasts.

One of the standout features of this property is the garage at the rear, cleverly converted into an office space, offering a perfect work-from-home solution or a peaceful study area.

Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests. Whether you're looking for a family home or a peaceful sanctuary, this house on Walmsley Avenue has the potential to be your dream abode.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Rishton. Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

Walmsley Avenue, Rishton, BB1 4RE

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- Tenure Freehold
- Off Road Parking
- Ample Sized Conservatory
- Easy Access To Major Network Links
- Council Tax Band D
- Detached Property
- Extensive Rear Garden With Outbuildings
- EPC TBC
- Three Bedrooms
- Ideal Family Home

Ground Floor

Entrance

UPVC door to hall.

Hall

6'9 x 3'5 (2.06m x 1.04m)

Coving, loft access, door to WC and access to the further hall.

WC

7' x 3'5 (2.13m x 1.04m)

UPVC double glazed frosted window, pedestal wash basin and dual flush WC.

Further Hall

17' x 7'3 (5.18m x 2.21m)

Central heating radiator, coving, two store rooms, stairs to the first floor and door to the kitchen.

Kitchen

10'4 x 9'2 (3.15m x 2.79m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, single oven, four ring electric hob, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, coving and tiled floor.

Dining Room

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed door to the conservatory, central heating radiator and coving.

Conservatory

13' x 9' (3.96m x 2.74m)

UPVC double glazed windows, UPVC French doors to the rear and tiled floor.

Reception Room One

17' x 10'9 (5.18m x 3.28m)

UPVC double glazed window, central heating radiator, gas fire with wood mantle and stone surround, television point and coving.

First Floor

Landing

11'5 x 9'9 (3.48m x 2.97m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bathroom

9' x 6'9 (2.74m x 2.06m)

UPVC double glazed frosted window, central heating radiator, panelled bath with overhead electric feed shower, low level WC, pedestal wash basin, part tiled elevation and storage.

Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

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

En Suite

8'4 x 4'3 (2.54m x 1.30m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low level WC, enclosed electric feed shower, tiled elevation and extractor fan.

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'7 x 7'7 (3.23m x 2.31m)

UPVC double glazed window and central heating radiator.

External

Rear

Laid to lawn enclosed garden space with a flagged patio.

Garage

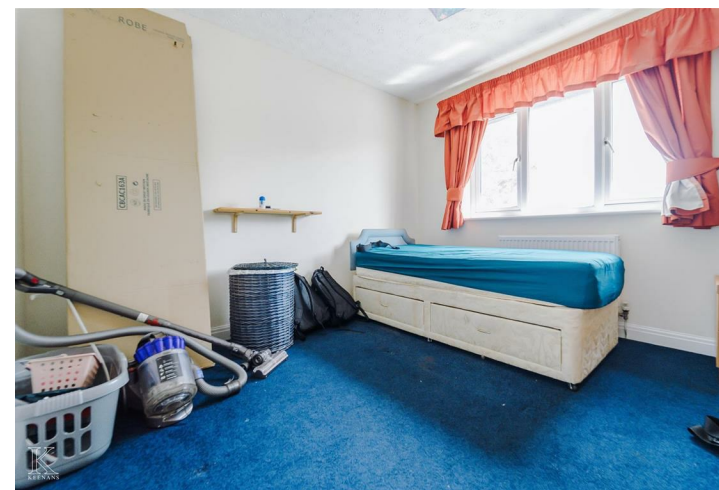
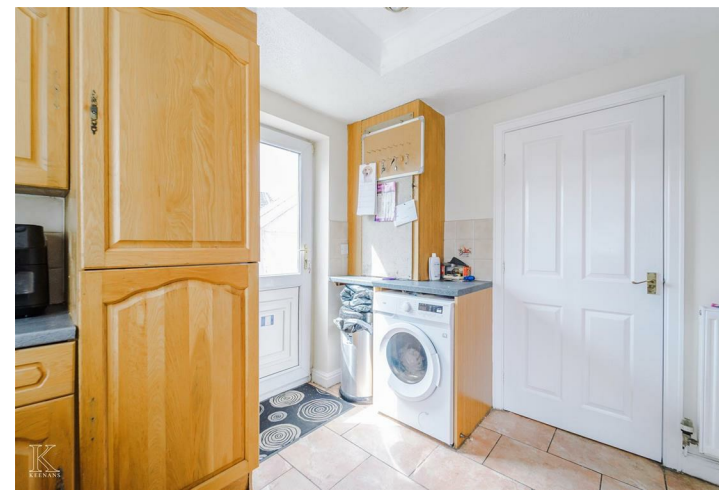
10'3 x 3'11 (3.12m x 1.19m)

Front

Paved drive.

Shared Outback

11'10 x 7'5 (3.61m x 2.26m)



Tel: 01254389384

www.keenans-estateagents.co.uk