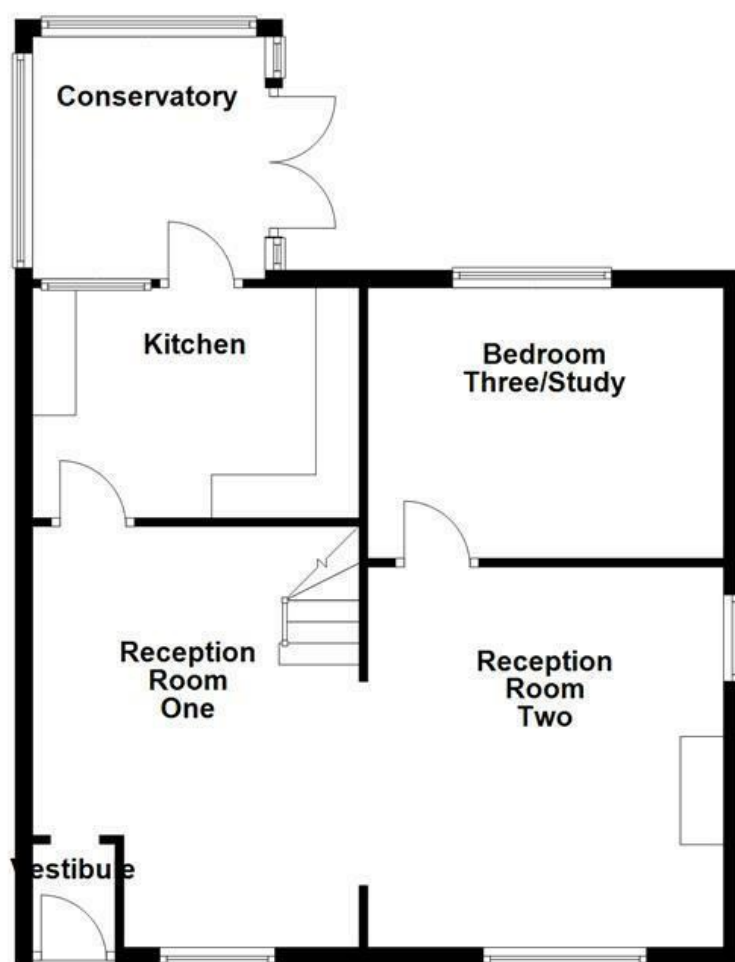


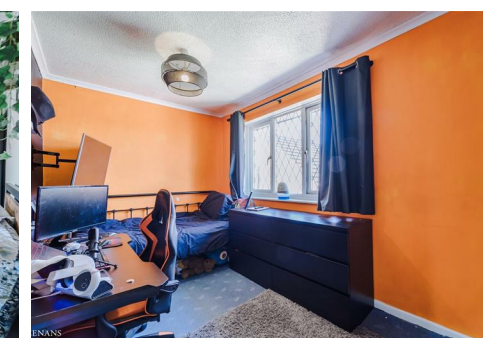
Ground Floor



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			84
(81-91) B			
(69-80) C		70	
(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.

Oak Close, Rishton, BB1 4JU

£179,950

AN IMPRESSIVE TWO/THREE BEDROOMED SEMI DETACHED FAMILY HOME

Having been beautifully presented throughout and benefiting from an abundance of indoor and outdoor space, modern fixtures and fittings and off road parking, this ideal two/three bedroomed semi detached property is being proudly welcomed to the market in the highly regarded area of Rishton on a quiet cul de sac. Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Clitheroe and Accrington.

Boasting spacious rooms throughout, wrap around gardens and not being overlooked from the rear, this property is the perfect family home not to be missed!

The property comprises briefly; a welcoming entrance porch leads on to a spacious reception room. The reception room then guides you on to a kitchen and open on to a second reception room. The second reception room leads on to a study/bedroom. The kitchen provides access on to a conservatory. The first floor comprises of doors on to two double bedrooms and a three-piece family bathroom. Externally there is a fantastic garden to the rear which is a complete blank canvas bursting with potential! To the front there is off road parking.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.

Oak Close, Rishton, BB1 4JU

£179,950



- EPC Rating C
- Semi Detached Property
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Tenure Leasehold
- Council Tax Band B
- Viewing Essential
- Off Road Parking
- Spacious Two Bedrooms
- Ample Sized Laid To Lawn Garden

Ground Floor

Entrance

3'11 x 3'2 (1.19m x 0.97m)
Tiled floor and open access to reception room one.

Reception Room One

16' x 12'5 (4.88m x 3.78m)
UPVC double glazed window, central heating radiator, wood effect floor, coving, stairs to first floor, access to reception room two, open access to kitchen and under stairs storage.

Reception Room Two

14'5 x 13'6 (4.39m x 4.11m)
Two UPVC double glazed windows central heating radiator, coving, television point, electric fire with decorative surround and door to bedroom three/study.

Bedroom Three / Study

13'5 x 8'9 (4.09m x 2.67m)
UPVC double glazed window, central heating radiator, coving and loft access.

Kitchen

12'4 x 8'9 (3.76m x 2.67m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, space for oven and hob, tiled splash back, extractor fan, composite sink and drainer with mixer taps, plumbed for washing machine and dish washer, space for fridge freezer, boiler, laminate floor and UPVC double glazed door to conservatory.

Conservatory

9'2 x 8'10 (2.79m x 2.69m)
UPVC double glazed window, spotlights and UPVC double glazed French doors to rear.

First Floor

Landing

8'2 x 2'9 (2.49m x 0.84m)
Central heating radiator, doors to two bedrooms and a bathroom.

Bedroom One

12'5 x 8'10 (3.78m x 2.69m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'5 x 7'5 (3.78m x 2.26m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

9'3 x 4'9 (2.82m x 1.45m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wood panelled bath with electric feed shower, pedestal wash basin with mixer taps, part tiled elevations, spotlights, loft access, over the stairs storage, laminate flooring.

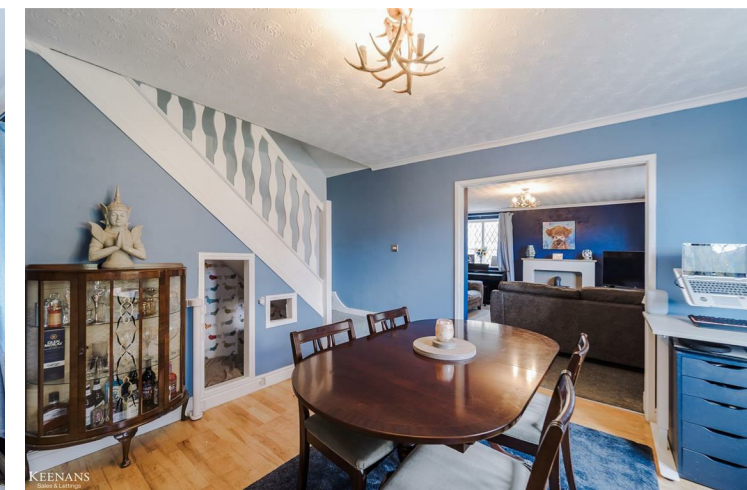
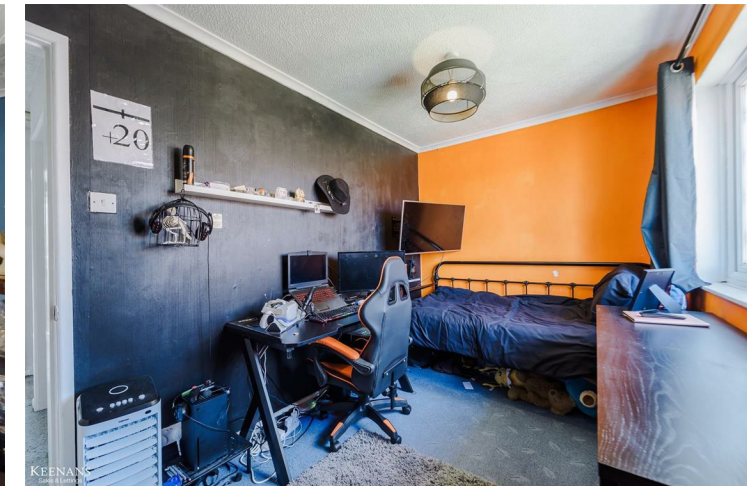
External

Rear

Enclosed laid to lawn garden, paved patio, decking and bedding areas.

Front

Block paved driveway.



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