

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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Edward Street, Rishton, BB1 4JQ

£89,950

PERFECT HOME FOR FIRST TIME BUYERS

Welcome to this charming property located on Edward Street in the lovely area of Rishton, Blackburn. This delightful house is the perfect choice for first-time buyers looking to settle into a comfortable and welcoming home.

As you step inside, you'll be greeted by a modern kitchen diner, ideal for preparing delicious meals and entertaining guests. The spacious and bright rooms throughout the house offer plenty of space for relaxation and personalisation, making it easy to create a cosy and inviting atmosphere.

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. Whether it's shopping, dining, or leisure activities, this property's location ensures that you can easily access all the essentials for a convenient and enjoyable lifestyle.

Don't miss out on the opportunity to make this house your new home. With its modern features, ample space, and great location, this property on Edward Street is sure to capture your heart. Contact our Accrington branch today to arrange a viewing and start envisioning your future in this wonderful home.

Edward Street, Rishton, BB1 4JQ

£89,950



- An Exceptional Mid Terraced Property
- Two Bedrooms
- Stylish Decoration
- Modern Fixtures And Fittings
- Perfect First Time Home
- Open Plan Kitchen
- On Street Parking
- Leasehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed door to the entrance vestibule.

Vestibule

3'3 x 2'10 (0.99m x 0.86m)

Door to the reception room.

Reception Room

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed window, central heating radiator, door to the inner hallway.

Inner Hallway

4 x 3 (1.22m x 0.91m)

Staircase to the first floor and door to the kitchen.

Kitchen

14 x 12'4 (4.27m x 3.76m)

UPVC double glazed window, central heating radiator, smoke alarm, a range of navy panelled wall and base units, granite effect surface, tiled splash backs, one and a half stainless steel sink and drainer with a high spout mixer tap, a two door range with a six ring gas hob, integrated fridge freezer, plumbing for washing machine, integrated counter island with breakfast bar, under stairs storage cupboard, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

6'11 x 6 (2.11m x 1.83m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'4 x 6'11 (3.76m x 2.11m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard.

Bathroom

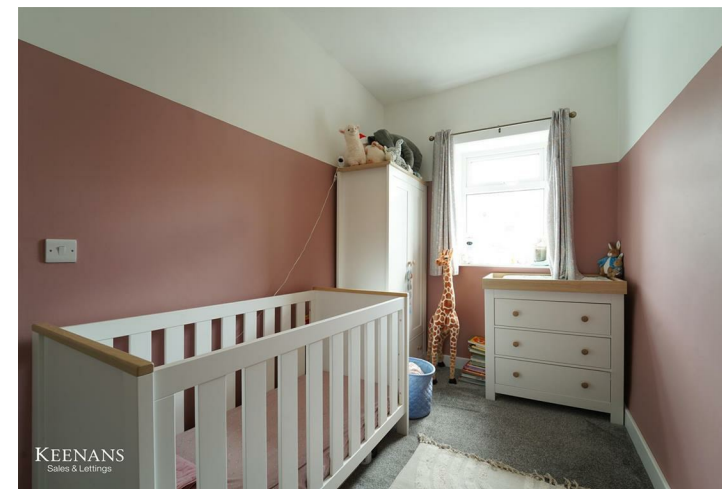
8'3 x 6'9 (2.51m x 2.06m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional tap, panelled bath with an electric feed shower and traditional taps, tiled elevations, extractor fan and tiled effect lino flooring.

External

Rear

Enclosed garden with concrete paving, raised bedding areas and stone chip areas.



Tel: 01254389384

www.keenans-estateagents.co.uk