



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 4HQ

Offers Over £185,000

A CONTEMPORARY FAMILY HOME

Having been presented and updated to the highest standard throughout with an abundance of indoor space, neutral decoration and modern fixtures and fittings, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rishton on a popular estate. With off road parking, gardens to both the front and the rear and added conservatory, this exceptional property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room guides you on to a contemporary fitted kitchen diner which leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn and imprinted concrete patio areas. To the front there is a laid to lawn garden with off road parking.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Walmsley Avenue, Rishton, BB1 4HQ

Offers Over £185,000



- Semi Detached Property
- Modern Fixtures
- Off Road Parking
- EPC TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

5'10 x 3'7 (1.78m x 1.09m)

Composite double glazed front door and window, upright central heating radiator, spotlights, smoke alarm, wood effect flooring, hardwood single glazed door to reception room and stairs to the first floor.

Reception Room One

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window, central heating radiator, coving, spotlights, electric wall mounted fire, television point, under stairs storage, wood effect flooring and hardwood double glazed doors to kitchen/dining room.

Kitchen/Dining Room

15'1 x 9'3 (4.60m x 2.82m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, integrated boiler, spotlights, television point, wood effect flooring and UPVC double glazed frosted door to rear.

Conservatory

12'4 x 10'7 (3.76m x 3.23m)

UPVC double glazed window, spotlights, PVC panel elevations to ceiling, wood effect flooring and UPVC double glazed doors to rear.

First Floor

Landing

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed window, smoke alarm, spotlights, loft access, doors to three bedrooms and shower room.

Bedroom One

12'10 x 9'2 (3.91m x 2.79m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'0 x 9'2 (3.35m x 2.79m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)

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

Shower Room

7'9 x 5'6 (2.36m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevations, wood effect panel elevations, spotlights and lino flooring.

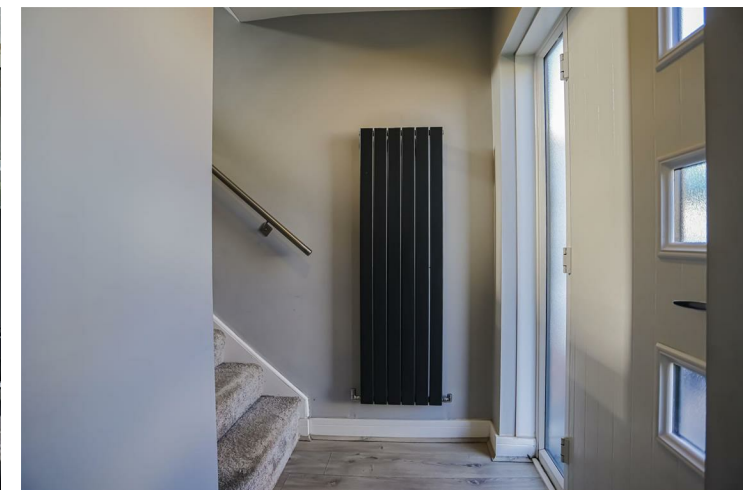
External

Rear

Enclosed garden with laid to lawn and imprinted concrete patio areas.

Front

Laid to lawn and off road parking.



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