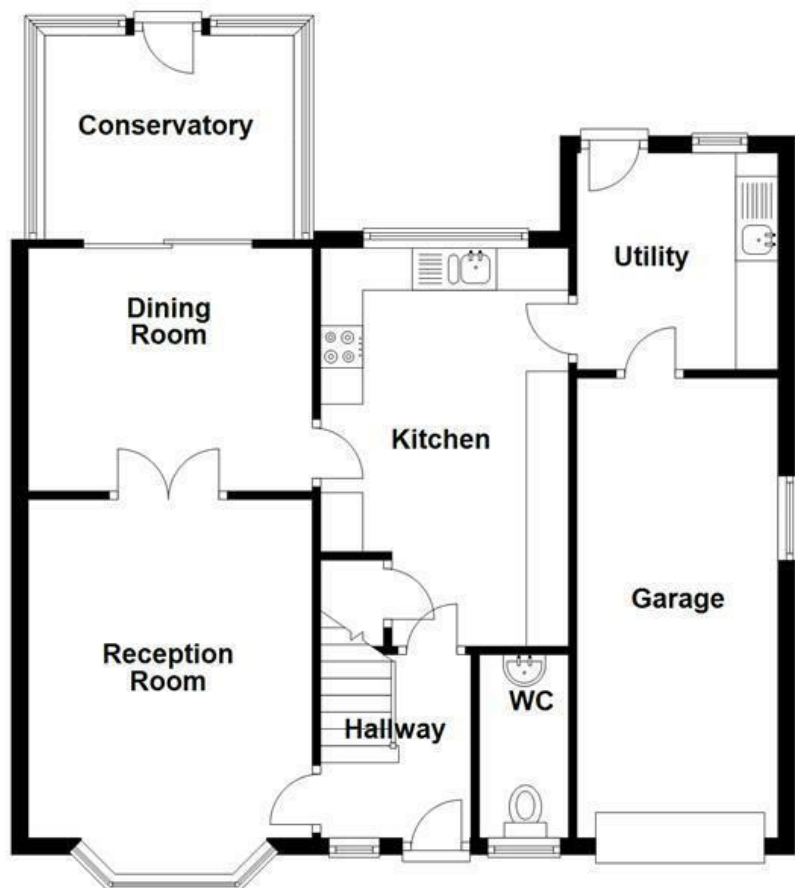
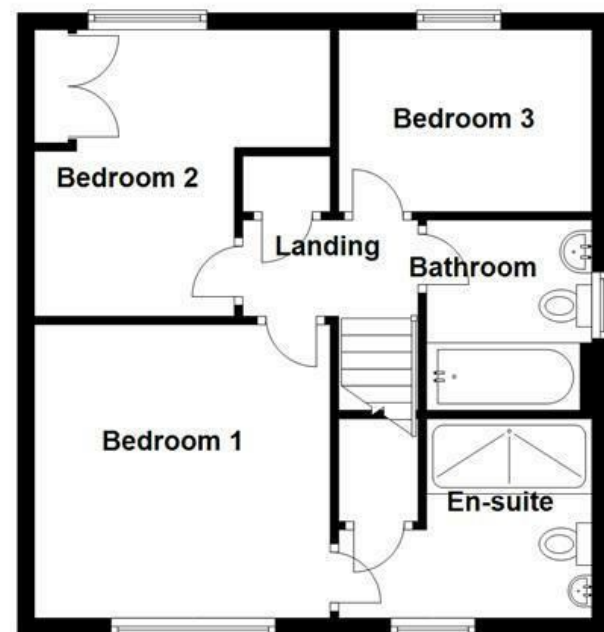


Ground Floor



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			
(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.

## Windermere Drive, Rishton, BB1 4EG

### Offers Over £250,000

A STUNNING DETACHED FAMILY HOME

Nestled in the serene Windermere Drive of Rishton, Blackburn, this charming detached three-bedroom family home is a true gem waiting to be discovered. The property boasts peaceful gardens that offer a tranquil retreat, perfect for relaxing or entertaining guests.

With ample off-road parking, convenience is at the forefront, ensuring you never have to worry about finding a space for your vehicle. The large garage available provides versatility for various uses, whether it be for storage, a workshop, or even a home gym.

This property is ideal for a growing family, offering the space and comfort needed for everyday living. The picturesque surroundings and the welcoming atmosphere make this house a place you can truly call home. Don't miss the opportunity to make this delightful property your own and create lasting memories in this wonderful setting.

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# Windermere Drive, Rishton, BB1 4EG

## Offers Over £250,000



- Tenure Leasehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking With Access To An Ample Sized Garage
- Detached Property
- Three Bedrooms
- Two Bathrooms
- Laid To Lawn Gardens To The Front And Rear Of Property
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed frosted glass door to hallway.

#### Hallway

7'2 x 5'10 (2.18m x 1.78m)

Central heating radiator, smoke alarm, coving, doors to reception room, kitchen, WC and stairs to first floor.

#### WC

7'2 x 3'6 (2.18m x 1.07m)

UPVC double glazed frosted window, central heating radiator, low level WC and vanity top wash basin.

#### Reception Room

13'2 x 11'1 (4.01m x 3.38m)

UPVC double glazed bay window, central heating radiator, electric fire with marble fireplace, coving and double doors leading to the dining room.

#### Dining Room

11'1 x 9'5 (3.38m x 2.87m)

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

#### Conservatory

9'8 x 7'11 (2.95m x 2.41m)

UPVC double glazed door to rear garden, UPVC double glazed windows and tiled floor.

#### Kitchen

15'6 x 9'8 (4.72m x 2.95m)

UPVC double glazed window, central heating radiator, door to the utility, door to under stairs storage, range of wall and base units, marble effect laminate work tops, stainless steel one and a half sink and drainer with mixer tap, free standing oven with tiled splash backs and extractor hood, integrated dishwasher, extractor fans, LED spotlights and wood effect anti coat flooring.

#### Utility

8'5 x 7'10 (2.57m x 2.39m)

UPVC double glazed door, UPVC double glazed window, central heating radiator, loft access, wooden wall and base units, plumbed for washing machine, dryer, fridge, stainless steel sink and drainer, tiled splash backs and door to garage.

#### Garage

17'11 x 7'10 (5.46m x 2.39m)

Electric garage door, UPVC double glazed frosted window, Baxi combi boiler, power and lighting.

### First Floor

#### Landing

6'10 x 6'5 (2.08m x 1.96m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage cupboard.

### Bedroom One

11'6 x 11'5 (3.51m x 3.48m)

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

### En Suite

9'10 x 7'9 (3.00m x 2.36m)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed double direct feed shower, extractor fan, tiled elevation, spotlights, PVC panelling to ceiling, door to storage and tiled effect vinyl flooring.

### Bedroom Two

11'2 x 6'7 (3.40m x 2.01m)

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

### Bedroom Three

9'10 x 7'1 (3.00m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'6 x 6'5 (2.29m x 1.96m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, panelled bath with overhead direct feed shower, spotlights and tiled elevation.

### External

#### Front

Laid to lawn garden, bedding areas and driveway with access to garage.

#### Rear

Paved patio, laid to lawn garden, bedding areas and greenhouse.



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