



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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
EU Directive 2002/91/EC	
England & Wales	

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Pine Close, Rishton, BB1 4JX

£239,950

A BEAUTIFUL EXTENDED THREE BEDROOM SEMI-DETACHED HOME

Nestled in the charming Pine Close of Rishton, Blackburn, this semi-detached house is a true gem waiting to be discovered. As you step inside, you'll be greeted by a delightful open plan kitchen/dining area, thanks to a stunning kitchen extension that seamlessly connects the heart of the home to the tranquil rear garden.

With three cosy bedrooms, this property is perfect for a growing family looking for a place to call home. The neutral decor throughout the house provides a blank canvas for you to add your personal touch without the hassle of redecorating.

Convenience is key with this property, located in a popular area that offers easy access to local amenities and schools. The off-road parking on the driveway ensures you'll never have to worry about finding a spot after a long day out.

The lawned rear garden is not only a picturesque setting but also a safe space for young children to play or for hosting a summer barbecue with friends and family.

Don't miss out on the opportunity to make this charming house your own and create lasting memories in this wonderful home.

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Pine Close, Rishton, BB1 4JX

£239,950



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating E
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hallway

14'6 x 5'6 (4.42m x 1.68m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, tiled flooring, understairs storage, doors leading to reception room, WC and stairs to first floor.

Reception Room

13'8 x 11'8 (4.17m x 3.56m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with marble hearth and surround, television point and door to kitchen/dining area.

Kitchen/Dining Area

19'6 x 17'6 (5.94m x 5.33m)

UPVC double glazed window, two UPVC double glazed Velux windows, central heating radiator, range of wall and base units with solid oak worktops, central island, stainless steel sink and drainer with mixer tap, tiled splashback, integrated high rise Indesit double oven, integrated high rise Hotpoint microwave, space for American-style fridge freezer, plumbing for washing machine, space for dryer, LVT flooring and UPVC double glazed French doors to rear.

WC

4'2 x 2'5 (1.27m x 0.74m)

UPVC double glazed frosted window, central heating radiator, corner wall mounted wash basin with traditional taps, dual flush WC, part tiled elevations and tiled flooring.

First Floor

Landing

UPVC double glazed window, loft access, doors leading to three bedrooms, family bathroom and linen cupboard.

Bedroom One

15'1 x 10'0 (4.60m x 3.05m)

UPVC double glazed window, central heating radiator, coving to ceiling and bespoke fitted wardrobes.

Bedroom Two

10'8 x 8'4 (3.25m x 2.54m)

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

Bedroom Three

10'1 x 7'2 (3.07m x 2.18m)

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

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and LVT flooring.

External

Rear

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

Front

Laid to lawn garden and off road parking.



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