



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
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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.

## St. Albans Road, Rishton, BB1 4HA

### £189,950

SPACIOUS FAMILY HOME NOT TO BE MISSED

Welcome to this charming property located on St. Albans Road in the lovely area of Rishton, Blackburn. This delightful house offers a spacious family home perfect for those seeking comfort and convenience.

As you step inside, you'll be greeted by a single-story layout with a unique twist - a bedroom on the top floor, adding character and charm to the property. The spacious front drive and garden provide ample space for outdoor activities, whether it's enjoying a morning cup of tea or hosting a summer barbecue with friends and family.

Conveniently situated, this home offers easy access to local amenities, making daily errands a breeze. Additionally, being located on a private plot of the estate ensures peace and tranquility, creating a serene environment for you to call home.

Don't miss out on the opportunity to make this property your own and experience the comfort and convenience it has to offer. Book a viewing with our Accrington office today and envision the possibilities that await in this wonderful family home on St. Albans Road.

# St. Albans Road, Rishton, BB1 4HA

£189,950



- Tenure TBC
- Council Tax Band C
- EPC Rating TBC
- Ample Off Road Parking With Drive And Access To A Detached Garage
- Semi Detached Dormer Bungalow
- Three Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Bursting With Potential
- Viewing Essential
- Envious Paved Garden Space

## Ground Floor

### Entrance

UPVC double glazed door to hall.

### Hall

5'6 x 4'2 (1.68m x 1.27m)

Central heating radiator, doors to reception room one and storage.

### Reception Room One

18'4 x 9'11 (5.59m x 3.02m)

UPVC double glazed window, central heating radiator, Electric fire with stone mantle and surround, coving, stairs to first floor and door to further hall.

### Further Hall

6'1 x 3'1 (1.85m x 0.94m)

Doors to reception room two, bathroom, bedroom two and kitchen.

### Bedroom Two

9'11 x 9' (3.02m x 2.74m)

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

### Bathroom

6' x 5'6 (1.83m x 1.68m)

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

### Bedroom Three

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window, central heating radiator and coving.

### Kitchen

12'9 x 9'2 (3.89m x 2.79m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, four ring gas hob, tiled splash back, extractor hood, double oven in a high rise unit, stainless steel one and a half sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, access to boiler, tiled floor and door to rear.

## First Floor

### Bedroom One

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

## External

### Rear

Enclosed paved patio garden with stone chip bedding areas, mature shrubs, laid to lawn, greenhouse and detached garage.

### Front

Enclosed paved front garden space and a tarmac drive.



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