



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		82	88
(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 £180,000

A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Walmsley Avenue, Rishton, - a charming location for this delightful three-bedroom family home. This property boasts ample living space, with large reception rooms, as well as added conservatory, perfect for creating lasting memories with your loved ones or entertaining guests. Having generously sized bedrooms, there is plenty of space for the family to relax.

The enviable rear garden is a true gem, offering a peaceful retreat right at your doorstep. As well as a stunning garden, the property has off road parking, making it convenient to store your vehicle. Situated in a popular estate in Rishton, this house is not just a home, but a place where you can truly thrive. Don't miss the opportunity to make this wonderful property your own!

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Walmsley Avenue, Rishton, BB1 4HQ

Offers Over £180,000

 3  1  2  B

- Tenure Freehold
- Off Road Parking With drive
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Semi Detached Property
- Viewing Essential
- EPC Rating B
- Three Bedrooms
- Extensive Garden Space With Laid To Lawn And Mature Shrubs

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

9'2 x 5'11 (2.79m x 1.80m)

Central heating radiator, stairs to first floor, doors to reception room and kitchen.

Reception Room

20'11 x 10'9 (6.38m x 3.28m)

UPVC double glazed window, UPVC door to conservatory, radiant fire with decorative surround, television point, dado rail and door to kitchen.

Conservatory

12'11 x 9'2 (3.94m x 2.79m)

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

Kitchen

13'2 x 9'2 (4.01m x 2.79m)

UPVC double glazed window, UPVC double glazed door to rear, range of wall and base units, laminate work tops, sink with drainer and mixer tap, oven with four ring gas hob, plumbed for washing machine and dish washer, space for fridge freezer, wood panelled elevation and tiled floor.

First Floor

Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'1 x 10'8 (3.68m x 3.25m)

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

Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'7 x 8'11 (2.92m x 2.72m)

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

Bathroom

9'3 x 5'4 (2.82m x 1.63m)

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

External

Rear

Enclosed laid to lawn garden space, decked patio, bedding areas, mature shrubs and access to a timber shed.

Front

Tarmac drive, paved steps leading to front entrance, bedding area and mature shrubs.



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