



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			91
(81-91) B		78	
(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.

Parker Street, Rishton, BB1 4NT

Offers Over £170,000

A BEAUTIFUL FAMILY HOME SITUATED IN THE HEART OF RISHTON

We are proud to market this three bedroom property to the market in Rishton, featuring spacious living accommodation, a contemporary style kitchen, beautiful garden, neutral decoration, off road parking and situated close to bus routes, local schools and amenities as well as having great network and commuter links. This property is ideally suited to a small family looking for their forever home!

Comprising briefly to the ground floor entrance via the front door to a welcoming porch which houses doors to a WC and the reception room. The reception room has a door to the kitchen and stairs leading to the first floor. The kitchen has patio doors to the rear garden. To the first floor you are welcomed by a landing which has doors leading to three good sized bedrooms and a family bathroom. Externally to the front there is a laid to lawn garden with mature shrubbery and a stone chip driveway for multiple vehicles. To the rear there is a laid to lawn garden enclosed garden with patio and slate chip areas.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Parker Street, Rishton, BB1 4NT

Offers Over £170,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking With Stone Chip Driveway For Multiple Vehicles And Access To Garden
- Ideal Family Home
- Contemporary Fitted Kitchen
- Ample Garden Space With Patio And Stone Chip Areas
- Viewing Essential
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

Ground Floor

Entrance

Via a composite door to porch.

Porch

5'1 x 3'1 (1.55m x 0.94m)

UPVC double glazed window, central heating radiator, door to reception room and WC.

WC

4'11 x 3' (1.50m x 0.91m)

Dual flush WC, wall mounted wash basin with mixer tap, tiled floor and tiled elevation.

Reception Room

14'8 x 14'8 (4.47m x 4.47m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, stairs to first floor, door to under stairs storage and door to kitchen.

Kitchen

14'6 x 9'6 (4.42m x 2.90m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect surface, integrated electric oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and UPVC double glazed patio doors to rear.

First Floor

Landing

9'6 x 6'2 (2.90m x 1.88m)

Central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom One

10'11 x 8' (3.33m x 2.44m)

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

Bedroom Two

9'5 x 8' (2.87m x 2.44m)

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

Bedroom Three

8' x 6'2 (2.44m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

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

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin, dual flush WC, extractor fan, tiled elevation and tiled effect floor.

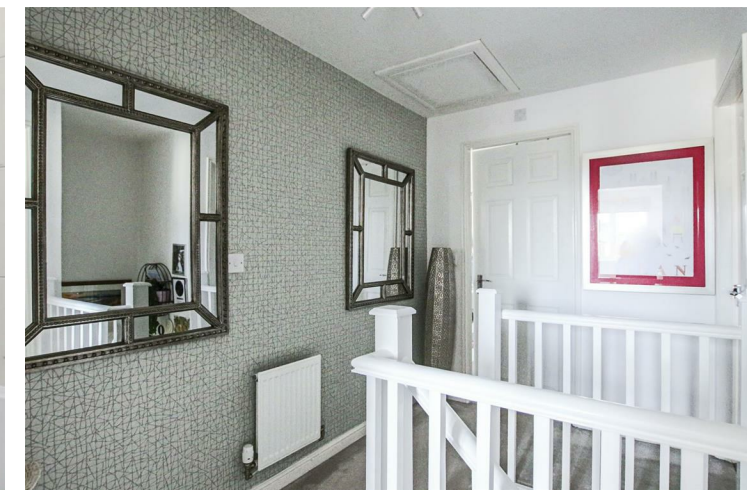
External

Front

Laid to lawn garden with stone chip double driveway and access to garage.

Rear

Laid to lawn garden, slate chip path, bedding areas and access to garage.



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