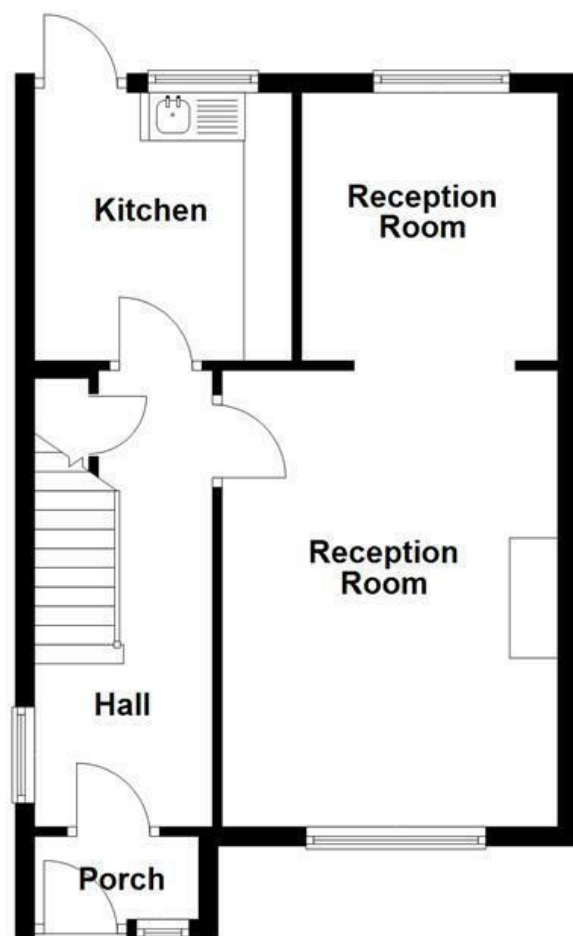
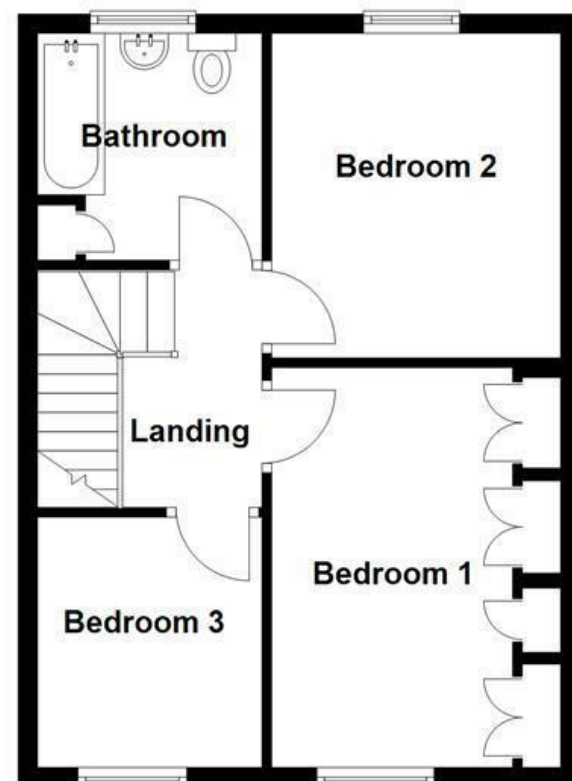


Ground Floor



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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Somerset Road, Rishton, BB1 4BP

Offers In The Region Of £190,000

SPACIOUS AND WELL MAINTAINED WITH A LARGE PLOT

Welcome to this charming semi-detached house on Somerset Road in the delightful town of Rishton, Blackburn. This property boasts a spacious and well-presented interior, perfect for a growing family looking for their dream home.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with loved ones. With three inviting bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

One of the highlights of this property is the large plot it sits on, offering a spacious drive and a rear garden where you can enjoy outdoor activities or simply bask in the sunshine. The property is nestled in a popular estate, providing a sense of community and security for you and your family.

Convenience is key with this home, as it offers easy access to local amenities, making daily errands a breeze. Whether you're popping out for groceries or exploring nearby shops and cafes, everything you need is just a stone's throw away.

Contact our Accrington branch to arrange a viewing and start your journey today!

Somerset Road, Rishton, BB1 4BP

Offers In The Region Of £190,000

 3  1  2  D

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Porch

6' x 2'10 (1.83m x 0.86m)

UPVC entrance door, UPVC double glazed window, tiled flooring and door to hall.

Hall

15'9 x 5'9 (4.80m x 1.75m)

UPVC double glazed frosted window, central heating radiator, coving, smoke detector, stairs to first floor and doors to reception room one, kitchen and storage.

Reception Room One

15'7 x 11'6 (4.75m x 3.51m)

UPVC double glazed window, central heating radiator, coving, wall mounted gas fire, TV point and open to reception room two.

Reception Room Two

9'2 x 5'9 (2.79m x 1.75m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed window, white wall and base units, laminate worktops, space for freestanding cooker, extractor fan, stainless steel splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, vinyl flooring and UPVC door to rear.

First Floor

Landing

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

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

Bathroom

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, tiled elevation and storage.

Bedroom One

12'10 x 9'11 (3.91m x 3.02m)

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

Bedroom Two

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'7 x 6'11 (2.62m x 2.11m)

UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn garden, mature shrubs, bedding areas and drive leading to garage.

Rear

Laid to lawn garden, bedding areas and access to garage

