



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

Hermitage Street, Rishton, BB1 4NL

Offers Over £115,000

AN ENVIABLE FAMILY HOME

Offering an abundance of indoor space, neutral decoration and modern bathroom, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the most desirable location of Rishton. With two living areas, three double bedrooms and having been well maintained throughout, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads through to an additional reception room and fitted kitchen. The first floor comprises of doors on to three double bedrooms and a family bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Hermitage Street, Rishton, BB1 4NL

Offers Over £115,000

 3  1  2  E

- Spacious Mid Terrace Property
- Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E
- Three Bedrooms
- Ample Living Space
- Tenure Leasehold
- Modern Four Piece Bathroom Suite
- Perfect Rental Investment
- Council Tax Band A

Ground Floor

Entrance Vestibule
4'0 x 3'4 (1.22m x 1.02m)
UPVC double glazed frosted front door, coving, meter cupboard, wood effect laminate flooring and hardwood single glazed frosted door to hall.

Hall
12'2 x 3'4 (3.71m x 1.02m)
Central heating radiator, coving, corbel, wood effect laminate flooring, hardwood door to reception room two and stairs to first floor.

Reception Room Two
14'5 x 13'9 (4.39m x 4.19m)
Central heating radiator, coving, smoke detector, understairs storage, wood effect laminate flooring, hardwood door to kitchen, hardwood single glazed double doors to reception room one and UPVC double glazed French doors to rear.

Reception Room One
13'0 x 12'5 (3.96m x 3.78m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, integrated alcove storage and television point.

Kitchen
11'5 x 8'10 (3.48m x 2.69m)
UPVC double glazed window, range of wall and base units with granite effect worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob, space for fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
14'4 x 5'6 (4.37m x 1.68m)
Coving, loft hatch, smoke detector, storage cupboard, hardwood doors to three bedrooms and bathroom.

Bedroom One
16'10 x 12'6 (5.13m x 3.81m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
11'5 x 8'10 (3.48m x 2.69m)
UPVC double glazed window, central heating radiator, coving and integrated boiler.

Bedroom Three
11'1 x 8'3 (3.38m x 2.51m)
UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bathroom
11'1 x 5'7 (3.38m x 1.70m)
Central heated towel rail, electric feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, PVC panel elevations, spotlights, extractor fan and tiled effect lino flooring.

