



## Danvers Street, Rishton, BB1 4NA

### £100,000

NEWLY RENNOVATED HOME PERFECT FOR FIRST TIME BUYERS

Welcome to Danvers Street, Rishton, Blackburn - a charming location for this delightful house that is sure to capture your heart! This spacious family home is an ideal choice for first-time buyers looking for a place to call their own. Recently renovated, this property boasts a modern decor that is both stylish and inviting.

With easy access to local amenities, you'll find everything you need just a stone's throw away. Imagine the convenience of having shops, restaurants, and parks all within reach! Whether you're looking to relax in a cosy living room or whip up a delicious meal in the well-equipped kitchen, this house offers the perfect setting for creating lasting memories with your loved ones.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the magic of Danvers Street for yourself!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

# Danvers Street, Rishton, BB1 4NA

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- End Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Family Bathroom
- Leasehold
- Two Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

Enclosed concrete yard with gated access to rear.

### Vestibule

4'4 x 3'3 (1.32m x 0.99m)

UPVC double glazed entrance door and door to hall.

### Hall

10'7 x 3'4 (3.23m x 1.02m)

Stairs to first floor and doors to two reception rooms.

### Reception Room One

11'10 x 9'4 (3.61m x 2.84m)

UPVC double glazed window, central heating radiator, tiled hearth and wood mantle and door to reception room two.

### Reception Room Two

16' x 13'2 (4.88m x 4.01m)

Hardwood single glazed stained glass window, central heating radiator, coving, gas fire with stone mantle and surround and door to kitchen.

### Kitchen

13' x 9'4 (3.96m x 2.84m)

Two Velux windows, UPVC double glazed window, range of wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, laminate floor and UPVC door to rear.

### First floor

#### Landing

6'4 x 5'4 (1.93m x 1.63m)

Doors to two bedrooms and bathroom.

#### Bedroom One

13'1 x 11'9 (3.99m x 3.58m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Two

10' x 7'3 (3.05m x 2.21m)

UPVC double glazed window, central heating radiator and storage cupboard.

### Bathroom

9'2 x 5'4 (2.79m x 1.63m)

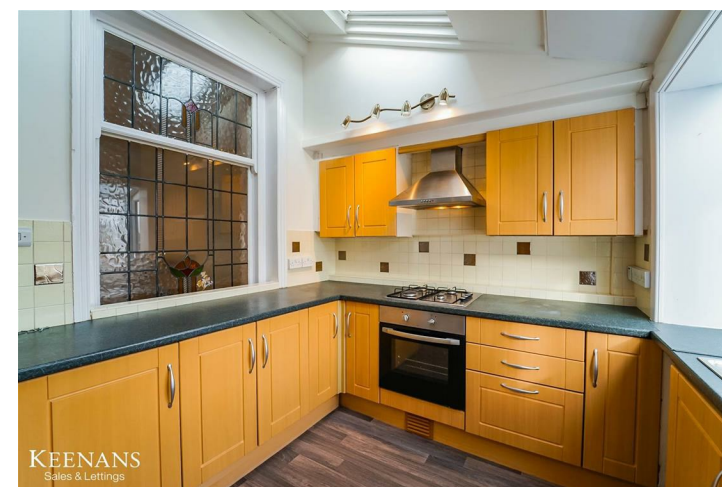
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, storage, part tiled elevation and tiled floor.

### External

#### Front

Courtyard with gravel area.

#### Rear



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