



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<div>60</div>	<div>87</div>
(92 plus) A		
(81-91) B		
(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

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Henry Street, Rishton, BB1 4JJ

£85,000

SPACIOUS TERRACED HOME WITH TENANTS IN SITU

Situated on Henry Street in Rishton, Blackburn, this spacious terraced home presents an excellent opportunity for first-time buyers seeking a comfortable and convenient living space. The property boasts generous room sizes, allowing for a versatile layout that can easily adapt to your lifestyle needs.

One of the standout features of this home is its proximity to local amenities. Residents will find a variety of shops, cafes, and essential services just a short stroll away, making daily errands and leisure activities effortlessly accessible. The vibrant community of Rishton offers a welcoming atmosphere, perfect for those looking to settle into a friendly neighbourhood.

This terraced house is not only a practical choice but also a delightful one, with the potential to create a warm and inviting home. Whether you are looking to entertain guests or enjoy quiet evenings, the spacious interiors provide the perfect backdrop for your personal touch.

In summary, this property on Henry Street is an ideal choice for first-time buyers who value space, convenience, and community. With its attractive features and prime location, it is a wonderful opportunity to step onto the property ladder in a thriving area of Blackburn. Don't miss the chance to make this house your home.

Henry Street, Rishton, BB1 4JJ

£85,000

 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Ideal Investment Opportunity
 - Easy Access To major Commuter Routes
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating D
 - Two Generously Sized Bedrooms
 - Ample Rear Yard Space

Ground Floor

Entrance

UPVC double glazed door to reception room.

Reception Room

14' x 14' (4.27m x 4.27m)

UPVC double glazed window, central heating radiator, two feature wall lights, inset gas fire and laminate flooring.

Kitchen

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, space for free standing oven, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor, stairs to first floor and UPVC door to rear.

First Floor

Landing

6'3 x 6' (1.91m x 1.83m)

Doors to two bedrooms and shower room.

Bedroom One

14'1 x 13'11 (4.29m x 4.24m)

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

Bedroom Two

12'9 x 7'3 (3.89m x 2.21m)

UPVC double glazed window and central heating radiator.

Shower Room

6' x 6' (1.83m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure and part tiled elevation.

External

Rear

Decked area and steps leading down to a paved yard with gate to shared access road.



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