

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 TENANT IN SITU AND A GARAGE

Situated on Henry Street in Rishton, Blackburn, this spacious terraced home presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts generous living space, making it a comfortable and inviting environment for families or individuals seeking a place to call home.

One of the standout features of this residence is its convenient access to local amenities. Residents will find a variety of shops, schools, and recreational facilities just a stone's throw away, ensuring that daily necessities and leisure activities are easily within reach. This prime location not only enhances the quality of life but also adds to the property's appeal as a potential investment.

The layout of the home is designed to maximise space and functionality, providing ample room for relaxation and entertaining. With its welcoming atmosphere and practical features, this terraced house is poised to meet the needs of modern living.

Whether you are embarking on your journey as a homeowner or looking to expand your property portfolio, this delightful home on Henry Street is a remarkable find. Do not miss the chance to explore the possibilities that await within these walls.

Henry Street, Rishton, BB1 4JJ

£85,000

 2  1  1  D

- Tenure Leasehold
- On Street Parking
- Ideal Investment Opportunity With Tenant In Situ
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Abundance Of Space
- Enclosed 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, dado rail, decorative fireplace, television point and door to kitchen.

Kitchen

13'11 x 12'6 (4.24m x 3.81m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, marble effect splash back, extractor hood, plumbed for washing machine, access to boiler, space for fridge freezer, under stairs storage, vinyl flooring, UPVC double glazed door to rear and stairs to first floor.

First Floor

Landing

6'6 x 5'6 (1.98m x 1.68m)

Doors to two bedrooms and bathroom.

Bedroom One

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

UPVC double glazed window and central heating radiator.

Bedroom Two

9'5 x 7'2 (2.87m x 2.18m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead electric feed shower, part tiled elevation and vinyl flooring.

External

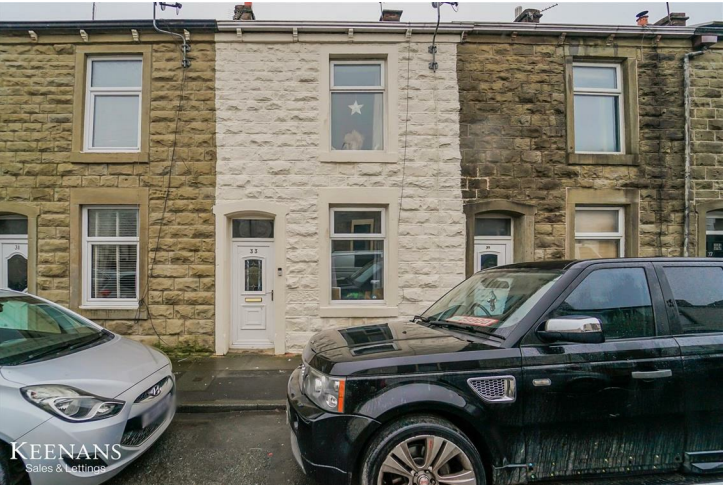
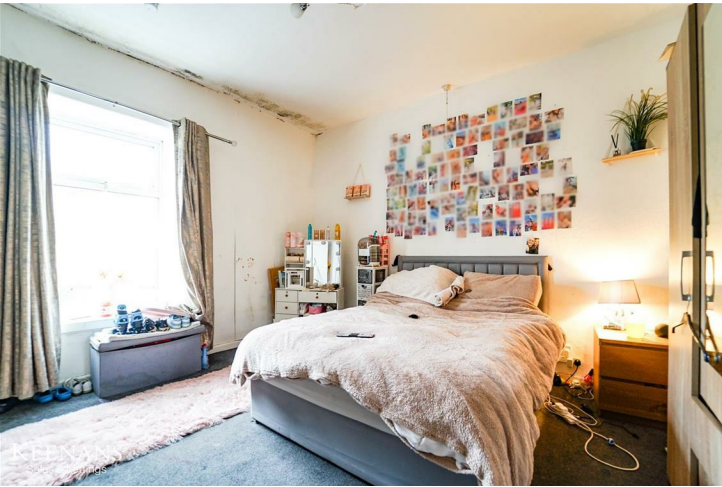
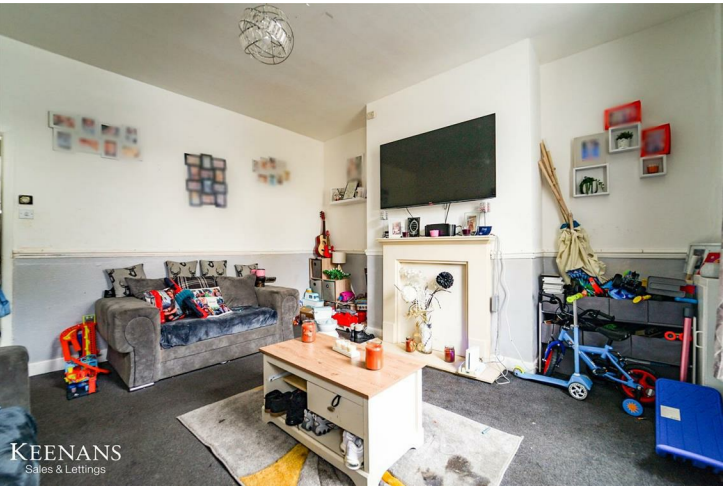
Rear

Enclosed rear yard with outbuilding and gate to shared access road.

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