



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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.

George Street, Rishton, BB1 4JF

Offers Over £150,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with an abundance of high quality indoor space, stylish decoration and modern fixtures and fittings, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rishton. With added loft conversion, two bathrooms and two multi fuel burners to both living areas and added solar panels, this exceptional 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 Clitheroe.

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 provides access additional reception room and contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room. The first floor comprises of doors on to three generously sized bedrooms, contemporary shower room and houses a staircase to second floor. The main bedroom benefits from a modern shower room. The second floor benefits from a fantastic loft room which is being used as a fourth bedroom. Externally there is an enclosed yard to the rear with stone paving and artificial lawn. To the front there is a gated paved forecourt.

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

George Street, Rishton, BB1 4JF

Offers Over £150,000



- Beautifully Presented Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Spread Across Three Floors
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Yard to Rear
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'2 x 3'6 (1.27m x 1.07m)

Composite Rockdoor double glazed frosted front door, coving, dado rail, wood panel elevation, wood effect laminate flooring and hardwood single glazed frosted leaded door to hall.

Hall

11'11 x 3'6 (3.63m x 1.07m)

Central heating radiator, coving, corbel, dado rail, smoke detector, wood panel elevation, wood effect laminate flooring, oak single glazed door to reception room two and stairs to first floor.

Reception Room Two

14'3 x 13'4 (4.34m x 4.06m)

Two central heating radiators, coving, dado rail, ceiling rose, wood panelled elevation, cast iron multifuel burner with tiled hearth and oak mantel, two feature wall lights, television point, understairs storage, wood effect laminate flooring, oak single glazed double doors to reception room one, oak single glazed door to kitchen and composite Rockdoor double glazed French doors to rear.

Reception Room One

12'7 x 12'4 (3.84m x 3.76m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, cast iron multifuel burner with tiled hearth, surround and oak mantel, television point, dado rail, wood panel elevation, integrated alcove storage with electric and solar meter and wood effect laminate flooring.

Kitchen

13'9 x 7'3 (4.19m x 2.21m)

Two UPVC double glazed windows, central heating radiator, spotlights, range of high gloss wall and base units with solid wood work surfaces, tiled splashback, stainless steel sink and drainer with high spout spring mixer tap, integrated electric double oven with five ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, tiled flooring and single glazed frosted door to utility.

Utility

8'4 x 7'6 (2.54m x 2.29m)

UPVC double glazed frosted window, range of wall and base units with granite effect work surfaces, plumbing for washing machine, space for dryer, Worcester boiler, tiled flooring and composite Rockdoor double glazed frosted door to rear.

First Floor

Landing

14'4 x 5'8 (4.37m x 1.73m)

Skylight, dado rail, wood panel elevation, coving, smoke detector, understairs storage, wood effect laminate flooring, oak doors to three bedrooms, shower room and stairs to second floor.

Bedroom One

16'7 x 12'3 (5.05m x 3.73m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobes, wood effect laminate flooring and oak single glazed door to en suite.

En Suite

9'7 x 4'0 (2.92m x 1.22m)

Heated towel rail, corner direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Bedroom Two

13'9 x 7'7 (4.19m x 2.31m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

8'5 x 10'7 (2.57m x 3.23m)

UPVC double glazed window, central heating radiator, coving, picture rail and wood effect laminate flooring.

Shower Room

10'7 x 5'1 (3.23m x 1.55m)

Central heated towel rail, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, inset shelving, tiled elevations and tiled flooring.

Second Floor

Loft Room

14'7 x 9'7 (4.45m x 2.92m)

Velux window, central heating radiator, fitted drawers and eave storage with integrated solar panel system.

External

Rear

Enclosed yard to the rear with stone paving and artificial lawn.

Front

Paved forecourt.

