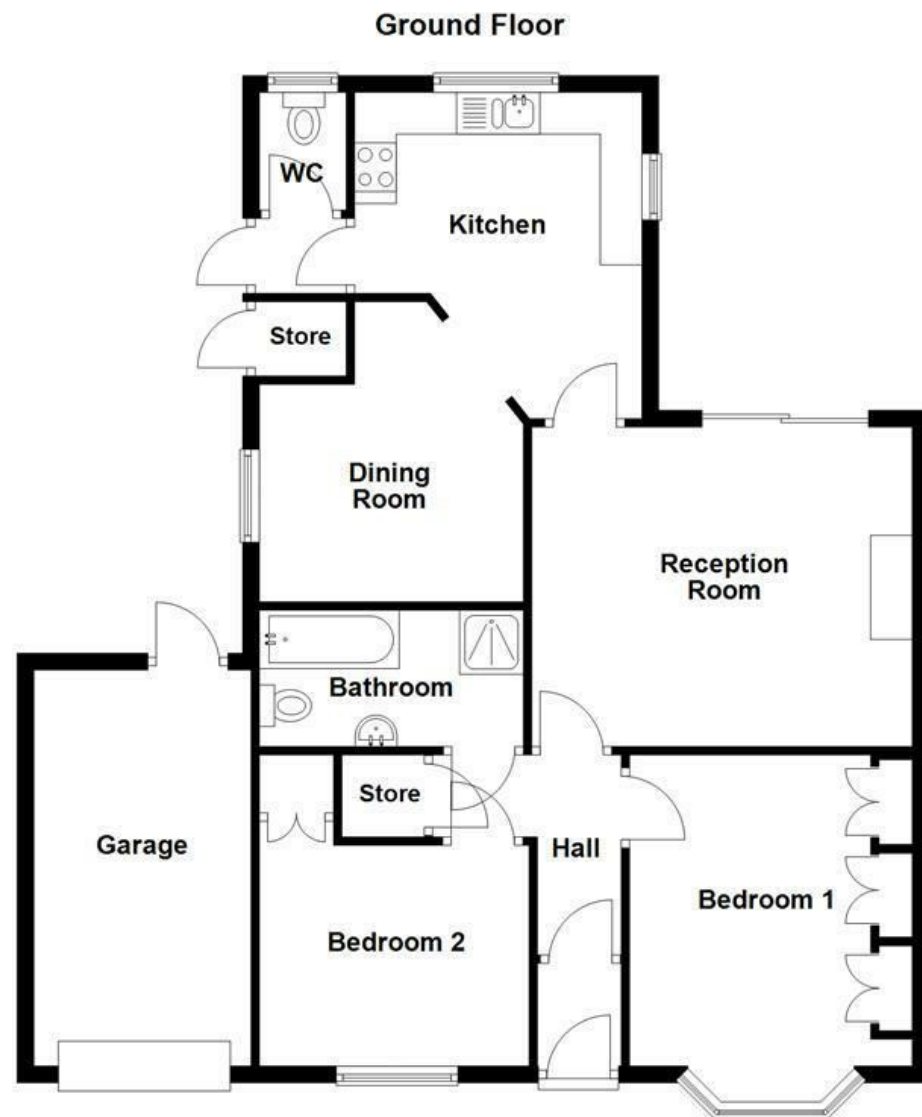




## St. Albans Road, Rishton, BB1 4HA

### Offers Over £180,000

AN ENVIABLE TRUE BUNGALOW

Offering spacious rooms, exceptional garden space and no chain delay, this enviable two double bedroom true bungalow is being proudly welcomed to the market within the desirable location of Rishton. With added garage, off road parking and neutral decoration, this property is the perfect home or investment opportunity for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two double bedrooms and a family bathroom. The reception room leads on to a kitchen which leads openly on to a dining room and through to an inner hallway. The inner hallway guides you through to a WC and out to the rear. Externally there is a laid to lawn garden with paving and bedding areas to the rear, as well as storage shed and access on to the garage. To the front there is a garden with laid to lawn, bedding and mature shrubs, double driveway and access to the garage.

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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



# St. Albans Road, Rishton, BB1 4HA

## Offers Over £180,000



- Spacious True Bungalow
  - Fitted Kitchen
  - Ample Off Road Parking and Garage
  - EPC Rating TBC
- Two Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Extensive Rear Garden
  - Council Tax Band D

### Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)  
UPVC double glazed leaded front door, original tiled flooring and hardwood single glazed frosted door to hall.

### Hall

8'0 x 7'11 (2.44m x 2.41m)  
Central heating radiator, smoke detector, hardwood doors to reception room, two bedrooms, bathroom and storage cupboard.

### Reception Room

15'0 x 12'7 (4.57m x 3.84m )  
Central heating radiator, coving, smoke detector, open coal fire with marble effect hearth, surround and solid wood mantel, television point, hardwood door to kitchen and UPVC double glazed sliding door to rear.

### Kitchen

14'6 x 11'4 (4.42m x 3.45m )  
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled effect lino flooring, door to inner hall and open arch to dining room.

### Dining Room

11'10 x 10'5 (3.61m x 3.18m )  
UPVC double glazed window, central heating radiator and coving.

### Inner Hall

3'5 x 2'11 (1.04m x 0.89m)  
Tiled effect vinyl flooring, hardwood door to WC and hardwood door to rear.

### WC

4'7 x 3'5 (1.40m x 1.04m )  
UPVC double glazed frosted window, low basin WC, Ideal boiler and tiled effect vinyl flooring.

### Bedroom One

13'4 x 11'3 (4.06m x 3.43m)  
UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

### Bedroom Two

10'5 x 8'5 (3.18m x 2.57m)  
UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

### Bathroom

10'5 x 5'4 (3.18m x 1.63m )  
UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps, electric feed shower enclosed, low basin WC, pedestal wash basin with traditional taps, tiled elevations, loft access, integrated linen cupboard and tiled effect vinyl flooring.

### External

### Rear

Laid to lawn garden with paving, bedding areas, storage shed and access to garage.

### Front

Garden with laid to lawn, bedding and mature shrubs, double driveway and access to the garage.

### Garage

15'7 x 8'7 (4.75m x 2.62m )  
Power, lighting and up and over garage door.

