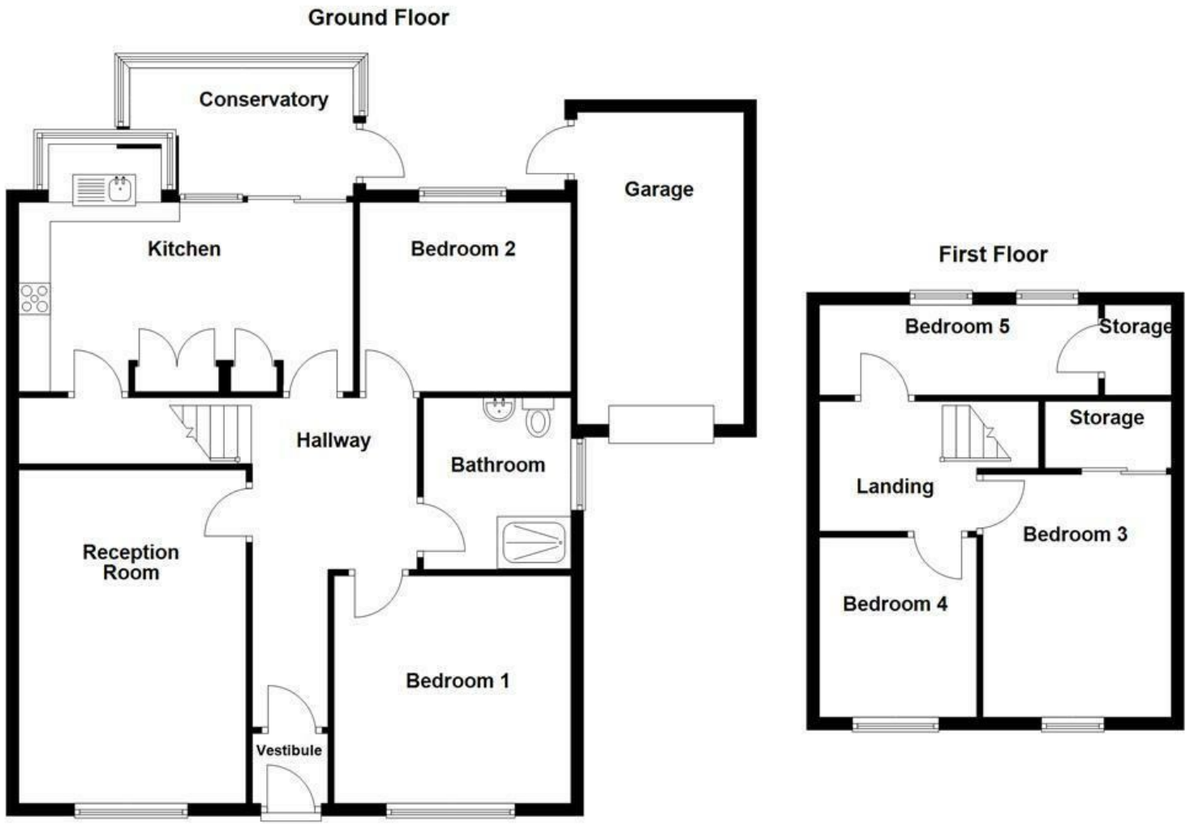
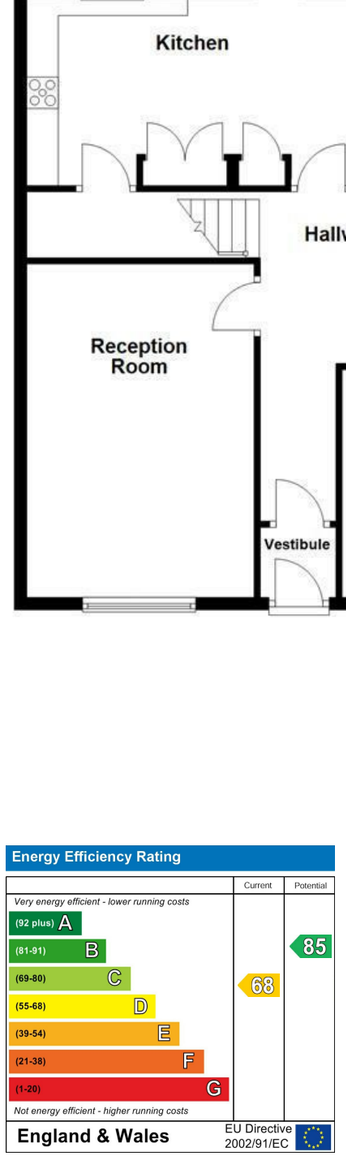
KEENANS
Sales & Lettings





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Westwood Avenue, Rishton, BB1 4BZ
Offers Over £230,000

GORGEOUS FIVE BEDROOM FAMILY HOME

This impressive five-bedroom house offers a perfect blend of modern living and spacious comfort. As you step inside, you will be greeted by a large, contemporary kitchen that is ideal for both cooking and entertaining. The kitchen is designed to meet the needs of a busy family, providing ample space for meal preparation and social gatherings.

The property boasts generous off-road parking, featuring a large driveway and a garage, ensuring that you will never have to worry about finding a space for your vehicles. The front and back gardens are laid to lawn, providing a delightful outdoor space for children to play or for hosting summer barbecues with friends and family.

With its spacious layout, this home is perfect for families seeking room to grow. Each of the five bedrooms offers a comfortable retreat, making it easy to unwind after a long day. The overall design of the house promotes a sense of openness and light, creating a welcoming atmosphere throughout.

This property is not just a house; it is a place where memories can be made. If you are looking for a family home in a friendly neighbourhood, this residence on Westwood Avenue is certainly worth considering. Don't miss the opportunity to make this lovely house your new home.

Westwood Avenue, Rishton, BB1 4BZ
Offers Over £230,000

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- EPC Rating D
- Tenure Leasehold
- Council Tax Band D
- Off Road Parking
- Viewing Essential
- Ideal Family Home
- Abundance Of Space
- Contemporary Fitted Kitchen And Three Piece Shower Room
- Enviable Garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance
UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule
3'11 x 3'8 (1.19m x 1.12m)
Meter cupboard, tiled flooring, door to the hallway.

Hallway
17'2 x 7'8 (5.23m x 2.34m)
Coving, central heating radiator, wood effect laminate flooring, doors to reception room, kitchen diner, two bedrooms, shower room and staircase to the first floor.

Reception Room
17'5 x 11'11 (5.31m x 3.63m)
UPVC double glazed window, central heating radiator, electric fire, television point, spotlights.

Kitchen Diner
17'1 x 12'3 (5.21m x 3.73m)
UPVC double glazed box window, central heating radiator, a range of mixed cream high gloss and wood effect wall and base units, wood effect surface, tiled splash backs, a stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with a four ring gas hob, integrated microwave, fridge freezer, spotlights, wood effect laminate flooring, UPVC double glazed sliding doors to conservatory.

Conservatory
11'9 x 6'8 (3.58m x 2.03m)
UPVC double glazed windows, central heating radiator, tiled flooring, UPVC double glazed door to the rear.

Bedroom One
12'5 x 11'11 (3.78m x 3.63m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two
11'1 x 9'11 (3.38m x 3.02m)
UPVC double glazed window, central heating radiator.

Shower Room
8'5 x 7'9 (2.57m x 2.36m)
UPVC double glazed frosted window, chrome heated towel rail, direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

First Floor

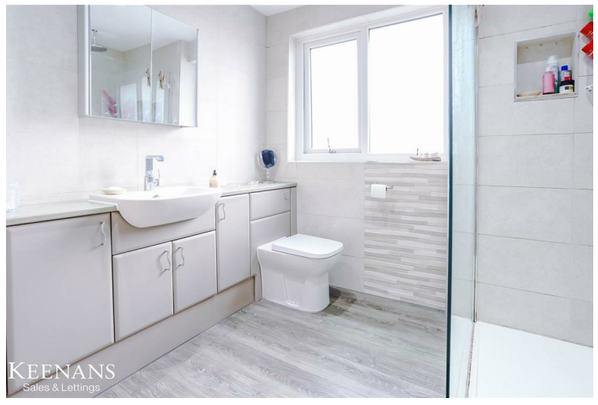
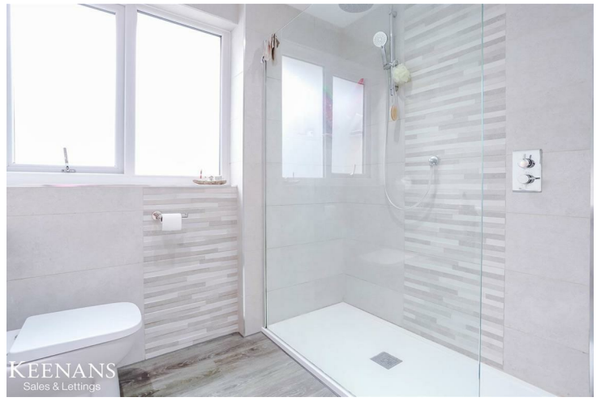
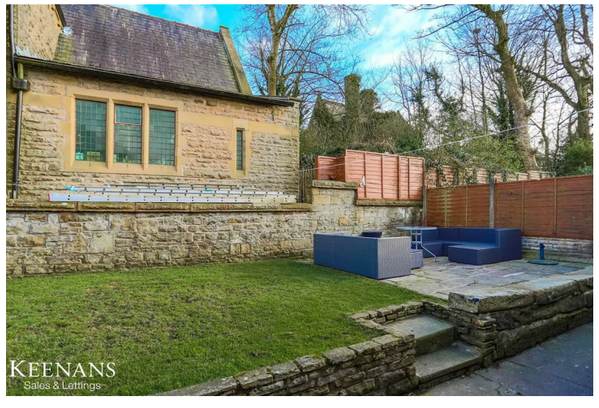
Landing
8 x 5'8 (2.44m x 1.73m)
Doors to three bedrooms.

Bedroom Three
12'8 x 9'10 (3.86m x 3.00m)
UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Four
9'5 x 8'3 (2.87m x 2.51m)
UPVC double glazed window, central heating radiator.

Bedroom Five
14'7 x 4'10 (4.45m x 1.47m)
Two UPVC double glazed windows, central heating radiator, storage cupboard.

External

Front
Paved driveway with a stone chip and laid to lawn garden.

Rear
Enclosed laid to lawn garden with paving and access on to the garage.