



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Shuttleworth Street, Rishton, BB1 4LX

£120,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Presenting Shuttleworth Street in Rishton, Blackburn, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Boasting three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern open-plan kitchen, which is designed to cater to both culinary enthusiasts and casual diners alike. This contemporary space is perfect for hosting gatherings or enjoying quiet family meals.

The property also features both front and rear yards, providing outdoor space for gardening, play, or simply enjoying the fresh air. The location is particularly advantageous, as it is conveniently close to local amenities, ensuring that shops, schools, and parks are just a short stroll away.

This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence. With its spacious layout and modern features, this property is not to be missed.

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£120,000



- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Sought After Area
 - Enclosed Rear Yard
- EPC Rating TBC
 - Open Plan Living/Kitchen Area
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite part frosted door to vestibule.

Vestibule

4'4 x 3'4 (1.32m x 1.02m)

Wood effect lino and door to reception room one.

Reception Room One

13'4 x 10'6 (4.06m x 3.20m)

UPVC double glazed window, central heating radiator, gas fire, door to reception room two and stairs to first floor.

Reception Room Two

13'3 x 13'2 (4.04m x 4.01m)

Central heating radiator, under stairs storage and open to kitchen.

Kitchen

13' x 7'3 (3.96m x 2.21m)

UPVC double glazed window, gloss wall and base units, composite one and a half sink and drainer with mixer tap, plumbed for washing, space for fridge freezer, integrated oven, four ring electric hob, extractor hood, tile effect flooring and door to rear porch.

Rear Porch

7'4 x 3' (2.24m x 0.91m)

Part tiled elevation, PVC to ceiling, dfloor to bathroom and UPVC double glazed frosted door to rear.

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, panel bath with mixer tap, direct feed shower, tiled elevation, wood effect flooring, PVC to ceiling and extractor fan.

First Floor

Landing

8'2 x 6'8 (2.49m x 2.03m)

Loft access, smoke alarm and doors to three bedrooms.

Bedroom One

13'5 x 10'5 (4.09m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 7'3 (3.05m x 2.21m)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'11 x 5'11 (4.55m x 1.80m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed yard.

Front

Enclosed courtyard.

