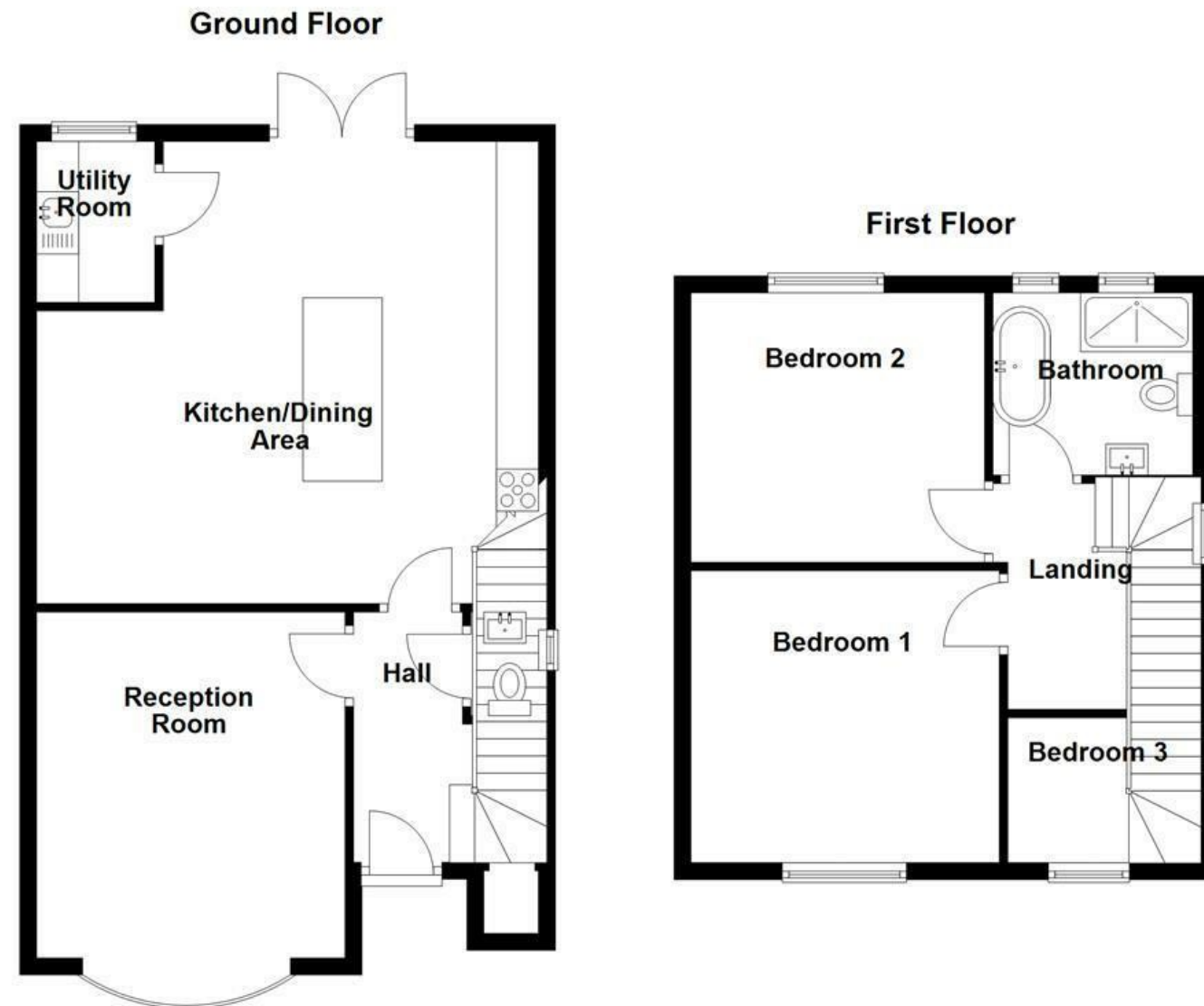




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Blackburn Road, Rishton, BB1 4ER

Offers Over £240,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, neutral decorations and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Rishton. With breath-taking views to both the front and the rear, enviable ground floor extension and modern fixtures and fittings, this exceptional property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links. With added detached garage, ample off road parking and gardens to both the front and the rear, this property is the perfect home truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a utility room and out to the rear. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn garden to the rear with paving and bedding and access on to the detached garage. To the front there is a laid to lawn garden with paving and bedding and ample off road parking.

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

Blackburn Road, Rishton, BB1 4ER

Offers Over £240,000



- Tenure Leasehold
 - Ample Off Road Parking For Numerous Vehicles
 - Envious Views To The Front And Rear Of Property
 - Easy Access To Major Network Links
- Council Tax Band C
 - Semi Detached Property
 - Spacious Fitted Kitchen And Dining Area
- EPC Rating TBC
 - Three Bedrooms
 - Viewing Essential

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

9'9 x 7'3 (2.97m x 2.21m)

Central heating radiator, coving, tiled floor, oak doors to reception room and kitchen/dining area, door to WC and stairs to first floor.

WC

4'1 x 2'4 (1.24m x 0.71m)

UPVC double glazed frosted window, two piece suite, dual flush WC, vanity top wash basin with mixer tap, tiled floor and spotlights.

Reception Room

13'6 x 12' (4.11m x 3.66m)

UPVC double glazed bow window, central heating radiator, coving, television point, cast iron multi fuel burner with tiled hearth and surround.

Kitchen/Dining Area

19'7 x 17'11 (5.97m x 5.46m)

Two central heating radiators, range of panel wall and base units, wood surface, tiled splash back, Belfast sink with mixer tap, three door range with five ring gas hob and integrated extractor hood, integrated fridge freezer and dish washer, smoke alarm, breakfast bar, television point, wood effect laminate flooring, oak door to utility room and UPVC double glazed French doors to rear.

Utility Room

6'3 x 4'5 (1.91m x 1.35m)

UPVC double glazed frosted window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer, plumbed for washing machine and dryer, extractor fan and tiled floor.

First Floor

Landing

8'6 x 8' (2.59m x 2.44m)

UPVC double glazed frosted window, coving, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)

UPVC double glazed window, central heating radiator and original fire place.

Bedroom Three

7'8 x 5'8 (2.34m x 1.73m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 7'3 (2.44m x 2.21m)

Two UPVC double glazed frosted window, central heating radiator with heated towel rail, four piece suite, low flush WC, double direct feed rainfall walk in shower with rinse head, roll top freestanding claw foot bath, vanity top wash basin with mixer tap, tiled elevation, spotlights, Vaillant boiler and wood effect laminate flooring.

External

Rear

Laid to lawn garden with bedding and paving and access to detached garage.

Front

Laid to lawn garden with paving and off road parking.

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