



Cornwall Road, Rishton, BB1 4DB

£200,000

CHARMING TWO BEDROOM SEMI DETACHED BUNGALOW

Located on Cornwall Road in the sought after area of Rishton, Blackburn, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for those seeking a spacious living environment.

As you approach the bungalow, you will appreciate the ample driveway that accommodates multiple vehicles, along with a garage for additional storage or parking needs. The exterior boasts a large garden both at the front and rear, providing a wonderful outdoor space for relaxation, gardening, or entertaining guests.

Inside, the bungalow features a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The kitchen is equally expansive and is complemented by a practical utility area, making daily tasks a breeze. The modern shower room adds a touch of contemporary style and convenience, ensuring that all your needs are met.

This property is not just a home; it is a lifestyle choice, offering the perfect setting for families, retirees, or anyone looking to enjoy the tranquility of bungalow living. With its generous spaces and thoughtful layout, this semi-detached bungalow on Cornwall Road is a must-see for anyone in search of their next home.

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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- Semi Detached Bungalow
 - Modern Fitted Kitchen And Separate Utility Room
 - Off Road Parking And Garage
 - EPC Rating: TBC
- Two Double Bedrooms
 - Three Piece Shower Room With Walk-in Shower
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Low Maintenance Rear Garden
 - Council Tax Band: C

Ground Floor

Bedding areas, paving and stone chips.

Porch

9'1 x 4' (2.77m x 1.22m)

UPVC double glazed entrance door, four UPVC double glazed windows, tiled floor and door to hall.

Hall

16'4 x 4' (4.98m x 1.22m)

Central heating radiator, coving, spotlights, smoke alarm, loft access, storage, wood effect laminate flooring and doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

14'5 x 13'4 (4.39m x 4.06m)

Central heating radiator, coving, spotlights, open fire, marble effect hearth and surround and UPVC double glazed French doors to rear.

Kitchen

12'9 x 10'7 (3.89m x 3.23m)

UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, one and half bowl ceramic sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, extractor hood, space for fridge freezer, part tiled elevation, tiled floor, door to utility room and UPVC double glazed frosted door to rear.

Utility Room

8'6 x 5'10 (2.59m x 1.78m)

UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, one and half bowl stainless steel sink with draining board and mixer tap, Main boiler, wood clad ceiling, tiled floor and door to garage.

Bedroom One

15'5 x 10'11 (4.70m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13' x 9'11 (3.96m x 3.02m)

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

Shower Room

7'10 x 7'6 (2.39m x 2.29m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed walk-in shower, PVC clad ceiling, tiled elevation and lino flooring.

Garage

18'6 x 8'7 (5.64m x 2.62m)

UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn garden, bedding areas and block paved drive.

Rear

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