



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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Walmsley Avenue, Rishton, BB1 4HQ

£225,000

DESIRABLE THREE BEDROOM SEMI DETACHED FAMILY HOME

Located on the charming Walmsley Avenue in Rishton, Blackburn, this delightful semi-detached house presents an excellent opportunity for both families and first-time buyers. Boasting two well-proportioned bedrooms, this property offers the potential to convert the walk-in wardrobe into a third bedroom, providing flexibility to suit your needs.

The home features a modern living kitchen that creates an inviting space for entertaining and family gatherings. Additionally, a separate reception room offers a comfortable retreat for relaxation. The stunning family bathroom is designed with contemporary finishes, ensuring a touch of luxury in your daily routine.

Outside, the property is complemented by a beautifully landscaped garden, perfect for enjoying the outdoors. A gorgeous summerhouse adds a unique charm, providing an ideal spot for leisure or hobbies. The property also benefits from a garage and a driveway, offering ample parking space.

This residence is not only a lovely home but also a wonderful opportunity to enjoy a peaceful lifestyle in a friendly neighbourhood. With its modern amenities and potential for expansion, this property is sure to attract interest. Don't miss the chance to make this house your new home.

Walmsley Avenue, Rishton, BB1 4HQ

£225,000



- Exceptional Semi Detached Property
 - Stunning Open Plan Living Kitchen
 - Off Road Parking and Garage
 - EPC Rating TBC
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

4'6 x 3'5 (1.37m x 1.04m)
Composite double glazed front door, two UPVC double glazed windows, tiled flooring and UPVC double glazed door to reception room one.

Reception Room One

15'2 x 13'3 (4.62m x 4.04m)
UPVC double glazed window, central heating radiator, coving, gas fire with stone surround, television point, hardwood single glazed door to open plan kitchen/living area and stairs to first floor.

Open Plan Kitchen/Living Area

24'6 x 14'10 (7.47m x 4.52m)
Two UPVC double glazed windows, UPVC double glazed frosted window, two Velux windows, upright central heating radiator, central heating radiator, range of high gloss wall and base units with solid wood work surfaces and upstands, central island with breakfast bar, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated high rise double oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated wine cooler, plinth heater, spotlights, smoke detector, television point, coving, partial wood effect flooring, door to garage and UPVC double glazed bi-folding doors to rear.

Garage

14'8 x 9'11 (4.47m x 3.02m)
Power, lighting, upright central heating radiator, plumbing for washing machine, Baxi boiler and electric roller garage door.

First Floor

Landing

6'11 x 5'7 (2.11m x 1.70m)
UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

12'11 x 9'1 (3.94m x 2.77m)
UPVC double glazed window, central heating radiator and folding doors to walk-in wardrobe.

Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 5'7 (2.62m x 1.70m)
UPVC double glazed window and upright central heating radiator.

Bathroom

7'10 x 6'8 (2.39m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, freestanding oval bath with mixer tap, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, spotlights and tiled flooring.

External

