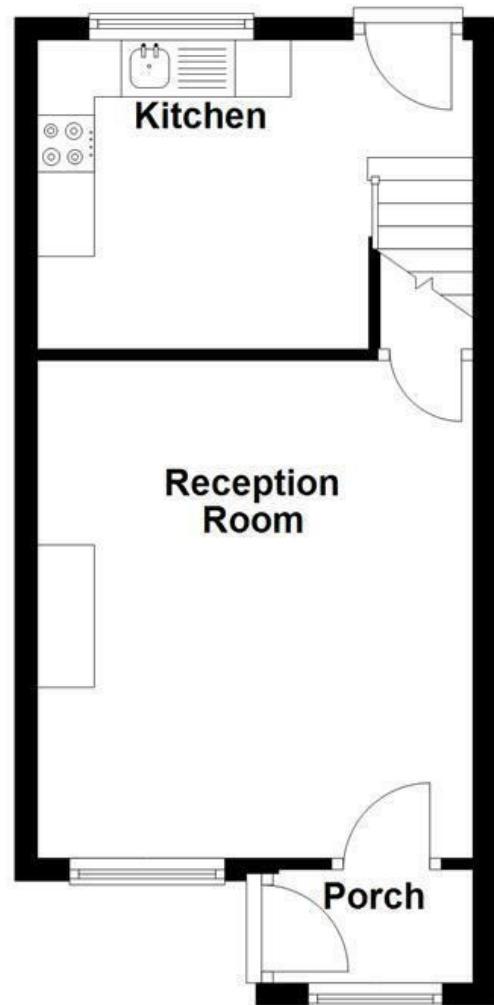
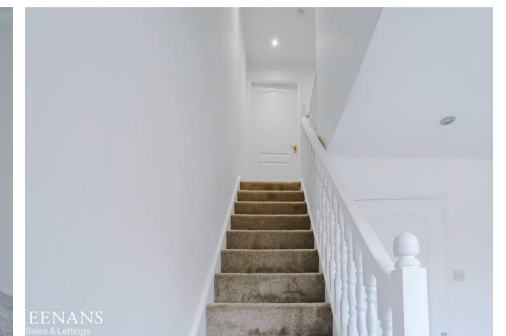
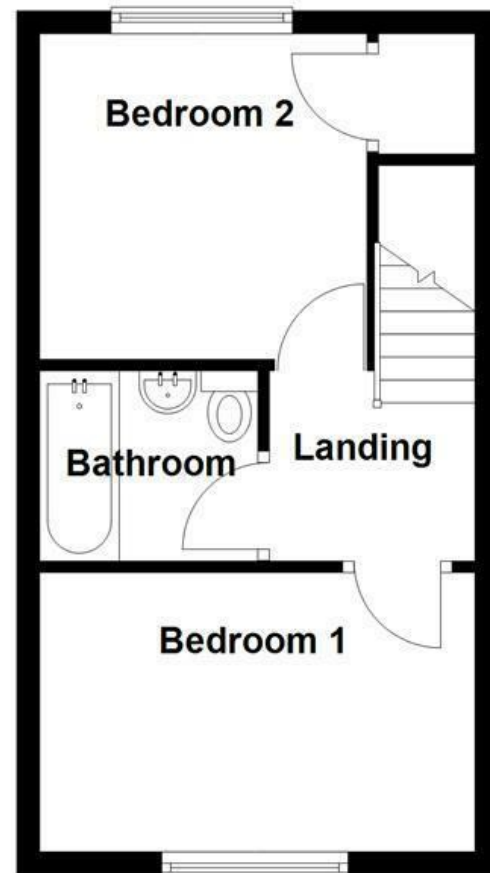


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mary Street, Rishton, BB1 4HY

£89,950

BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located on Mary Street in Rishton, this recently renovated mid-terrace house presents an excellent opportunity for small families, first-time buyers, or savvy investors. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical.

Upon entering, you will find a spacious lounge that serves as the heart of the home, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fixtures, making meal preparation a pleasure. The bathroom has also been thoughtfully updated, ensuring a fresh and stylish environment.

Outside, the property boasts a rear yard, providing a private outdoor space for leisure or gardening. Additionally, parking is conveniently available to the rear, a valuable feature in this bustling area.

The location is particularly appealing, situated in a vibrant community with easy access to local amenities, schools, and transport links. This home is not only a great choice for those looking to settle down but also represents a sound investment opportunity in a growing area.

In summary, this mid-terrace house on Mary Street is a wonderful blend of comfort, modernity, and convenience, making it an ideal choice for a variety of buyers. Do not miss the chance to make this lovely property your own.

Mary Street, Rishton, BB1 4HY
£89,950

 2  1  2  C

- Tenure Freehold
 - Parking Space To Rear Of Property
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed leaded door to porch.

Porch

5'7 x 3'3 (1.70m x 0.99m)

UPVC double glazed leaded window, central heating radiator and door to reception room.

Reception Room

14'4 x 12'7 (4.37m x 3.84m)

UPVC double glazed leaded window, central heating radiator, coving, smoke alarm, storage and door to kitchen.

Kitchen

12'6 x 8'11 (3.81m x 2.72m)

UPVC double glazed leaded window, central heating radiator, panel wall and base units, laminate work top, stainless stell sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, wood effect lino flooring, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

5'11 x 5'6 (1.80m x 1.68m)

Loft access, smoke alarm, spotlights, doors to two bedrooms and bathroom.

Bedroom One

12'6 x 7'10 (3.81m x 2.39m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed leaded window, central heating radiator and storage.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Central heating radiator, low flush W/C, pedestal wash basin with mixer tap, panel bath, overhead direct feed shower, part tiled elevation, spotlights, extractor fan and lino flooring.

External

Rear

Enclosed paved courtyard.

