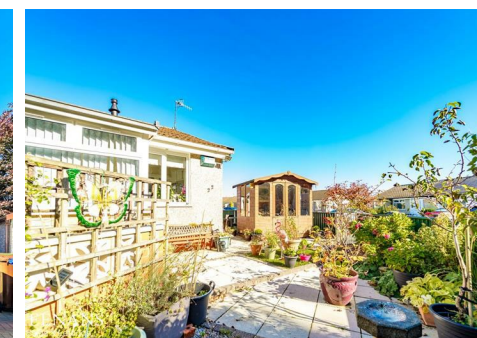
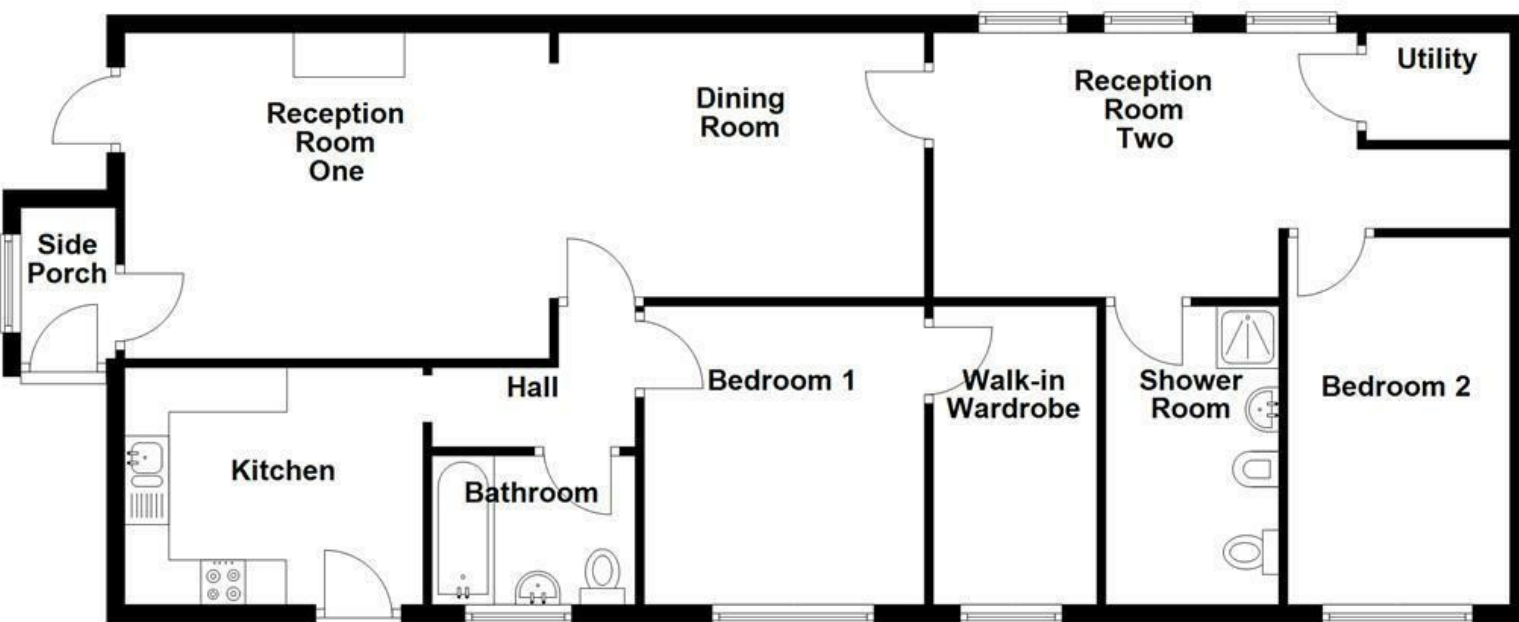


Ground Floor



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		73	80
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.

Barn Meadow Crescent, Rishton, BB1 4PF Offers In The Region Of £190,000

SPACIOUS TWO BEDROOM TRUE BUNGALOW

Welcome to Barn Meadow Crescent in Rishton, Blackburn, this deceptively spacious two-bedroom semi-detached bungalow offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a generous open-plan lounge and dining room, which serves as the heart of the home, providing ample space for relaxation and entertaining.

The modern kitchen is well-equipped, making it a joy for any home cook. The master bedroom is particularly impressive, featuring a walk-in wardrobe that adds a touch of luxury and practicality. In addition to the master bedroom, the property boasts a family bathroom and a separate shower room, ensuring convenience for all residents.

Outside, the bungalow is complemented by a driveway that provides off-road parking, along with a low-maintenance wrap-around garden. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with family and friends.

This property is ideal for those seeking a comfortable and stylish home in a peaceful neighbourhood. With its spacious living areas and modern amenities, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this lovely bungalow your new home.

Barn Meadow Crescent, Rishton, BB1 4PF

Offers In The Region Of £190,000



- Tenure Freehold
- Off Road Parking
- Ideal Home For A Couple Wishing To Downsize Or Single Occupancy
- Close Proximity To Local Amenities
- Council Tax Band C
- Two Well Proportioned Bedrooms
- Ample Garden Space
- EPC Rating C
- Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite frosted door to kitchen.

Kitchen

11' x 8'9 (3.35m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect work top, composite sink and drainer with high spout mixer tap, space for freestanding oven, extractor hood, space for dishwasher and fridge freezer, wood effect laminate flooring and door to hall.

Hall

7'7 x 5'5 (2.31m x 1.65m)

Loft access, smoke alarm, doors to bathroom, bedroom one, reception room one and wood effect laminate flooring.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part PVC and part tiled elevation, PVC to ceiling, extractor fan and wood effect laminate flooring.

Bedroom One

10'11 x 10'4 (3.33m x 3.15m)

UPVC double glazed window, central heating radiator, storage and door to walk in wardrobe.

Walk In Wardrobe

10'9 x 6'1 (3.28m x 1.85m)

UPVC frosted window and storage.

Reception Room One

15'9 x 12' (4.80m x 3.66m)

Central heating radiator, coving, two feature wall lights, dado rail, living flame gas fire with decorative surround, UPVC double glazed door to rear, door to side porch and open access to dining room.

Side Porch

5'7 x 3'6 (1.70m x 1.07m)

UPVC double glazed window, composite frosted door to front, PVC to ceiling, meter cupboard and wood effect laminate flooring.

Dining Room

12'1 x 9'11 (3.68m x 3.02m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed door to reception room two.

Reception Room Two

13'9 x 8'10 (4.19m x 2.69m)

Four UPVC frosted windows, central heating radiator, UPVC frosted door to shower room, doors to bedroom two, utility and storage.

Shower Room

9'7 x 5'5 (2.92m x 1.65m)

Central heating radiator, vanity top wash basin with mixer tap, bidet, low flush WC, enclosed electric feed shower and tiled elevation.

Bedroom Two

13'7 x 8'2 (4.14m x 2.49m)

UPVC double glazed window, central heating radiator and storage.

Utility

5'5 x 3'11 (1.65m x 1.19m)

Central heating radiator, plumbed for washing machine and storage.

External

Rear

Enclosed wrap around garden, paving and block paving, artificial grass, stone chippings and timber shed.

Front

Block paved drive.

