



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## St. Charles Road, Rishton, BB1 4HR

### £169,950

AN ENVIABLE THREE DOUBLE BEDROOM END TERRACED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and three double bedrooms, this enviable end terraced property is being proudly welcomed to the market in the highly regarded location of Rishton.

This delightful house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. Each of the three large bedrooms offers a peaceful retreat, perfect for unwinding after a long day.

The low maintenance exteriors of the house ensure that you can spend more time enjoying your home and less time on upkeep. This feature is particularly appealing for busy families or those who prefer a more manageable outdoor space.

Situated in a convenient location, the property is well-connected to local amenities, schools, and transport links, making it an ideal choice for family living. With its generous living spaces and practical design, this house is poised to become a cherished family home. Do not miss the chance to view this wonderful property and envision the possibilities it holds for your family's future.

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St. Charles Road, Rishton, BB1 4HR

£169,950

 3  2  2  D

- Spacious End Terrace Property
  - Attic Conversion
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Ample Living Space
  - Tenure Leasehold
- Two Bathrooms
  - Enclosed Rear Yard
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'7 x 3'6 (1.09m x 1.07m)  
Composite double glazed frosted leaded front door, two UPVC double glazed windows, coving, meter cupboard, tiled flooring and double glazed frosted leaded door to hall.

Hall

8'1 x 6 (2.46m x 1.83m)  
Central heating radiator, coving, smoke alarm, pennies in resin flooring, door to reception room two and stairs to first floor.

Reception Room Two

15'3 x 14'8 (4.65m x 4.47m)  
UPVC double glazed window, central heating radiator, picture rail, two feature wall lights, Valiant wood burning stove with tiled surround and slate hearth, wood effect flooring, hardwood single glazed double doors to reception room one and door to kitchen.

Reception Room One

11'10 x 11'3 (3.61m x 3.43m)  
UPVC double glazed window, central heating radiator, cornice coving, picture rail gas fire with tiled surround and hearth and wood effect flooring.

Kitchen

12'6 x 8'5 (3.81m x 2.57m)  
UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, plumbing for dishwasher, spotlights, slate tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

21 x 5'8 (6.40m x 1.73m)  
Central heating radiator, spotlights, wood effect flooring, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

14'6 x 9'5 (4.42m x 2.87m)  
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'11 x 9'5 (3.63m x 2.87m)  
UPVC double glazed window, central heating radiator, spotlights, integrated shelving and wood effect flooring.

Bathroom

7'11 x 5'9 (2.41m x 1.75m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, direct feed shower enclosed, spotlights, extractor fan, tiled elevations and tiled flooring.

Second Floor

Landing

2'9 x 2'7 (0.84m x 0.79m)  
Smoke alarm, spotlights and door to bedroom one.

Bedroom One

18'5 x 11'0 (5.61m x 3.35m)  
Velux window, central heating radiator, spotlights, wood effect flooring, eave storage and door to en suite.

En Suite

8'6 x 5'2 (2.59m x 1.57m)  
Velux window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed yard with paving, decking and timber shed.

Front

Gated paved forecourt.



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