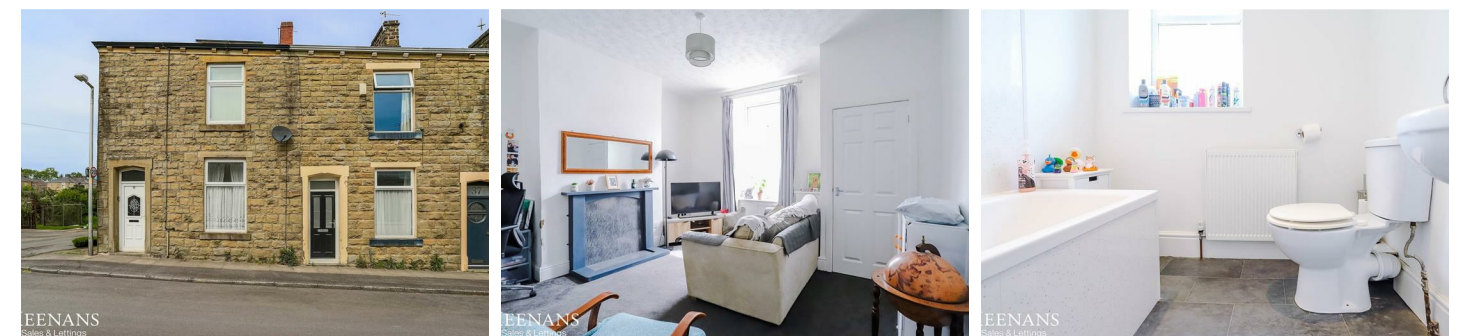




Talbot Street, Rishton, BB1 4NZ

Offers Over £85,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated on the charming Talbot Street in Rishton, Blackburn, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

The heart of the home is undoubtedly the large kitchen, which provides ample room for culinary creativity and family gatherings. Its layout is designed to maximise functionality, making it a joy to cook and entertain. Adjacent to the kitchen, the spacious lounge invites relaxation and socialising, creating a warm and welcoming atmosphere for both residents and guests.

One of the standout features of this property is the large rear yard, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. This area is perfect for summer barbecues or quiet evenings under the stars.

Situated in a great location, this home is conveniently close to local amenities, ensuring that shops, schools, and parks are just a short stroll away. This accessibility enhances the appeal of the property, making it an excellent choice for those who value both comfort and convenience.

In summary, this spacious two-bedroom mid-terrace house on Talbot Street is a wonderful opportunity for anyone looking to settle in a vibrant community. With its ample living space, large kitchen, and inviting outdoor area, it promises a delightful living experience. Do not miss the chance to make this charming property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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.

Talbot Street, Rishton, BB1 4NZ

Offers Over £85,000

 **2**  **1**  **1**  **C**

- Mid Terraced Property
 - Neutral Decoration Throughout
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Modern Fitted Kitchen
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vesibule
3'8 x 3'1 (1.12m x 0.94m)
Composite entrance door, tile effect lino flooring and door to reception room.

Reception Room
14'2 x 14'2 (4.32m x 4.32m)
UPVC double glazed window, central heating radiator and door to inner hall

Inner Hall
Stairs to first floor and door to kitchen.

Kitchen
13'11 x 10'10 (4.24m x 3.30m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, part tiled elevation, tile effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
7'4 x 5'10 (2.24m x 1.78m)
Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One
14'2 x 13'11 (4.32m x 4.24m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'10 x 7'4 (3.30m x 2.24m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom
7'1 x 6'3 (2.16m x 1.91m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, PVC panel elevation and tile effect lino flooring.

External

Rear
Enclosed yard and gated access to rear.

