



Bridge Street, Rishton, Blackburn

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom terraced home, ideally located in the heart of Rishton. Set within a friendly community, this property is perfect for first-time buyers and offers easy access to excellent local amenities, reputable schools, and superb travel links—making it an ideal choice for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge featuring a charming brick fireplace and a staircase leading to the upper level. Two sets of doors open into the dining room, which enjoys a semi-open plan layout with the extended kitchen. The dining room offers ample space for a large family dining table, while the kitchen is fitted with an integrated oven and hob, along with additional space for freestanding appliances. A convenient breakfast bar adds functionality, and a single door provides access to the rear yard.

Upstairs, there are two well-proportioned double bedrooms and a three-piece family bathroom complete with an over-the-bath shower.

Externally, there is ample on-road parking at the front. To the rear, you'll find a low-maintenance yard with decking—perfect for outdoor furniture and enjoying the fresh air.







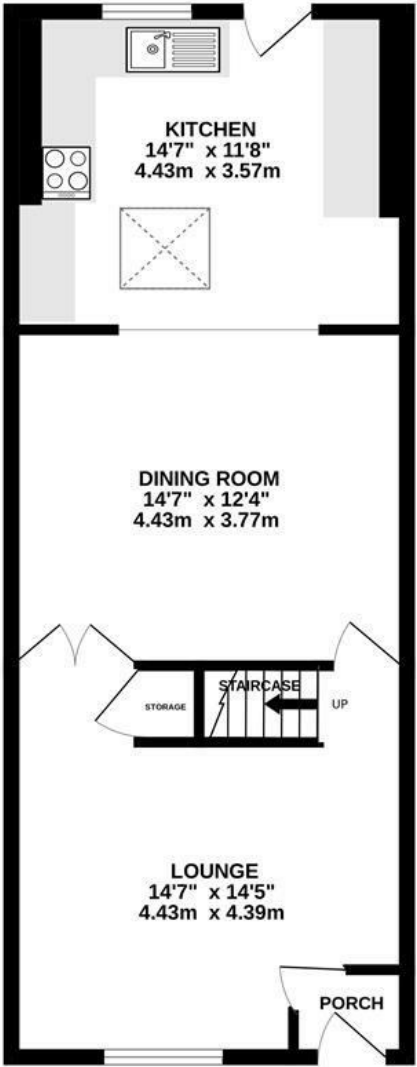




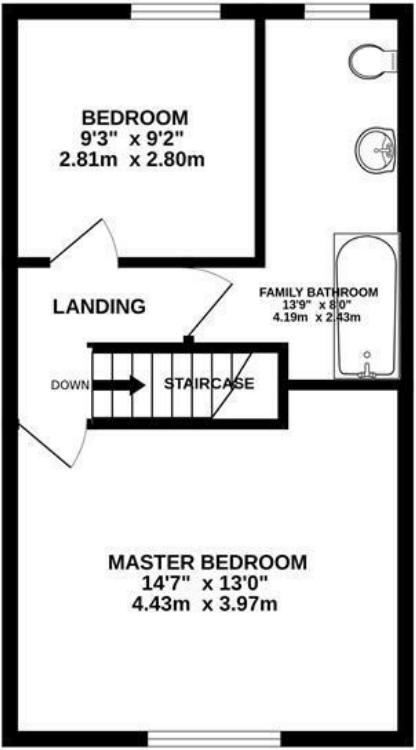


BEN ROSE

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

