



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(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.

Blackburn Road, Rising Bridge, BB5 2RY

Offers Over £110,000

A FANTASTIC MID TERRACED PROPERTY

This beautifully presented, generously sized two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Rising Bridge. With modern fixtures and fittings, stunning countryside views to the rear and beautiful presentation throughout, this property would make the perfect rental investment or first time home with no chain delay! Situated conveniently close to bus routes, amenities and network links to Rossendale, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you through to a kitchen/diner and houses a staircase to the first floor. The first floor comprises of two bedrooms, bathroom and staircase to the attic.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Blackburn Road, Rising Bridge, BB5 2RY

Offers Over £110,000



- Fantastic Mid Terraced Property
- Sought After Location
- On Street Parking
- Freehold
- Two Bedrooms
- Perfect First Time Home
- EPC Rating C
- Attic Conversion
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'06 x 3'04 (1.07m x 1.02m)

UPVC double glazed front entrance door and door to the reception room.

Reception Room

16'06 x 13'05 (5.03m x 4.09m)

UPVC double glazed window, central heating radiator, gas fire, two feature wall lights, television point, ceiling rose, door to the kitchen diner and staircase to the first floor.

Kitchen Diner

13'05 x 9'04 (4.09m x 2.84m)

UPVC double glazed bow window, central heating radiator, a range of wood effect wall and base units with a granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

13'05 x 5'01 (4.09m x 1.55m)

Central heating radiator, smoke alarm, doors to two bedrooms, bathroom and staircase to the attic conversion

Bedroom One

13'05 x 11'01 (4.09m x 3.38m)

UPVC double glazed window and a central heating radiator.

Bedroom Two

9'06 x 8'01 (2.90m x 2.46m)

UPVC double glazed window and a central heating radiator.

Bathroom

9'06 x 4'07 (2.90m x 1.40m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of; a dual flush WC, vanity top wash basin with mixer tap, tile panelled bath with direct feed shower overhead, tiled elevations and tiled flooring.

Second Floor

Attic Conversion

16'10 x 13'05 (5.13m x 4.09m)

UPVC double glazed window and a central heating radiator.

External

Rear

Enclosed paved yard.



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