



Grasmere Close, Rishton, BB1 4EL

£310,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the tranquil Grasmere Close, this exceptional detached family home is situated in one of the most desirable areas of Rishton, within a peaceful cul de sac of a sought-after estate. This property offers a generous amount of both indoor and outdoor space, making it an ideal choice for families seeking comfort and versatility.

Boasting five well-proportioned bedrooms and two modern bathrooms, this home is designed to accommodate the needs of a growing family. The open plan living space is perfect for both relaxation and entertaining, while the neutral interiors provide a blank canvas for you to personalise and make your own.

The property features low maintenance garden areas both at the front and rear, allowing you to enjoy outdoor living without the burden of extensive upkeep. Additionally, the integral garage and double driveway offer ample parking space, ensuring convenience for you and your guests.

Having been beautifully presented and meticulously maintained throughout, this home is ready for you to move in and start creating lasting memories. With its spacious layout and prime location, it truly represents the perfect opportunity for any family looking to establish themselves in a welcoming community. Don't miss the chance to make this wonderful property your own.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

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- Exceptional Detached Property
 - Immaculate Presentation
 - Off Road Parking and Garage
 - EPC Rating D
- Five Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Two Bathrooms
 - Spacious Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

10'3 x 3'0 (3.12m x 0.91m)

Composite double glazed frosted front door, central heating radiator, doors leading to WC, reception room and stairs to first floor.

WC

5'2 x 2'11 (1.57m x 0.89m)

UPVC double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps and tiled effect lino flooring.

Reception Room

18'2 x 12'3 (5.54m x 3.73m)

UPVC double glazed bay window, central heating radiator, gas fire with granite effect hearth and surround, television point and open arch to dining room.

Dining Room

11'8 x 8'0 (3.56m x 2.44m)

Central heating radiator, single glazed door to kitchen and UPVC double glazed sliding door to rear.

Kitchen

15'11 x 11'5 (4.85m x 3.48m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, under stairs storage, tiled effect vinyl flooring and UPVC double glazed French doors to rear.

Garage

16'8 x 8'2 (5.08m x 2.49m)

Plumbing for washing machine, space for dryer, Vaillant boiler and up and over garage door.

First Floor

Landing

10'9 x 9'10 (3.28m x 3.00m)

Smoke detector, loft access, doors leading to five bedrooms and shower room.

Bedroom One

12'0 x 9'5 (3.66m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

9'5 x 4'2 (2.87m x 1.27m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin wit mixer tap, walk-in direct feed shower, tiled elevations, PVC panelling to ceiling, extractor fan, spotlights and tiled flooring.

Bedroom Two

9'8 x 9'5 (2.95m x 2.87m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

10'4 x 7'8 (3.15m x 2.34m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'6 x 7'9 (2.90m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Five

9'1 x 5'11 (2.77m x 1.80m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

6'9 x 5'11 (2.06m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, walk-in double direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, PVC panelling to ceiling, spotlights, extractor fan and granite tiled effect lino flooring.

External

Rear

Enclosed garden with artificial lawn, raised bedding and Indian stone paving.

Front

Indian stone paved double driveway.

