



72 Talbot Street

Rishton, Blackburn, BB1 4NZ

Reduced £99,000



An excellent opportunity to purchase a well presented and modernised two bedroom mid-terrace house with additional study, now reduced by £6,000 to £99,000, offering outstanding value for money and an ideal first step onto the property ladder or buy-to-let investment. This ready to move into home offers spacious accommodation throughout. The property briefly comprises an entrance vestibule leading into a bright and comfortable lounge. To the rear is a generous dining room, ideal for entertaining or family living, which flows into a modern fitted kitchen with integrated appliances.

To the first floor are two good sized bedrooms, along with a separate study/playroom which can be used as a home office or nursery. A contemporary three piece bathroom suite completes the internal accommodation. The property benefits from



Entrance Vestibule

Lounge 14'19 x 13'96 (4.27m x 3.96m)
UPVC Double Glazed Window and Central Heating Radiator. Limestone Fireplace with Hearth. Picture Rail and Coved Ceiling.

Dining Room 13'93 x 9'15 (3.96m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator. Understairs Storage Area. Coved Ceiling. Laminate Floor.

Kitchen 12'23 x 7'48 (3.66m x 2.13m)
UPVC Double Glazed Window and Central Heating Radiator. White Shaker Style Wall and Base Units with Complimentary Work Surfaces and Tile Surrounds. Inset Sink. Intergrated Fridge/Freezer. Gas Hob, Electric Oven and Canopy Extractor Hood. Plumbed for Washing Machine. Laminate Floor. UPVC Door to the Rear.

First Floor

Landing
Central Heating Radiator. Loft Access.

Bedroom One 13'94 max x 9'35 (3.96m max x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 6'75 x 9'11 (1.83m x 3.02m)
UPVC Double Glazed Window and Central Heating Radiator. Central heating Boiler. Laminate Floor.

Bathroom
UPVC Double Glazed Window and Central Heating Radiator. Three Piece White Suite comprising of Panelled Bath, Wash basin with Vanity Unit and WC.

Office/Playroom 9'42 x 7'28 (2.74m x 2.13m)
An Ideal Room with Multiple Uses. Window into the Master Bedroom. Laminate Floor.

External
Neat Enclosed Rear Yard.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
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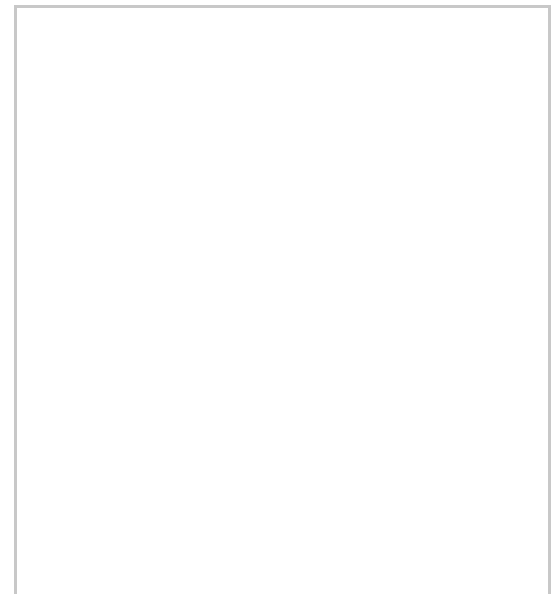
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6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

