

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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

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Commercial Street, Rishton, BB1 4NB

Offers Over £100,000

IMMACULATE TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Rishton, Blackburn, this charming mid-terrace house offers a delightful blend of modern living and convenience. With two generously sized double bedrooms, this property is perfect for couples, small families, or those seeking a comfortable space to call home.

The heart of the home is undoubtedly the modern kitchen diner extension, which is equipped with fitted appliances, making it an ideal space for both cooking and entertaining. The open layout allows for a seamless flow between the kitchen and dining area, creating a warm and inviting atmosphere.

The spacious lounge provides a perfect retreat for relaxation, offering ample room for furnishings and personal touches. Natural light floods the space, enhancing the overall sense of comfort and homeliness.

Outside, the property features a rear yard, providing a private outdoor area for enjoying the fresh air or hosting gatherings with friends and family.

Commercial Street, Rishton, BB1 4NB

Offers Over £100,000

 2  1  1  C

- Immaculate Mid Terrace Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Perfect First Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'4 x 3'3 (1.32m x 0.99m)

Composite double glazed frosted front door and door to reception room.

Reception Room

13'8 x 13'7 (4.17m x 4.14m)

UPVC double glazed window, central heating radiator, television point and door to kitchen/dining area.

Kitchen/Dining Area

21'1 x 13'7 (6.43m x 4.14m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, smoke detector, wood effect flooring, door to under stairs storage, stairs to first floor and UPVC double glazed French doors to rear.

First Floor

Landing

6'9 x 5'2 (2.06m x 1.57m)

Doors leading to two bedrooms and bathroom.

Bedroom One

14'0 x 12'11 (4.27m x 3.94m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 7'3 (3.40m x 2.21m)

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

Bathroom

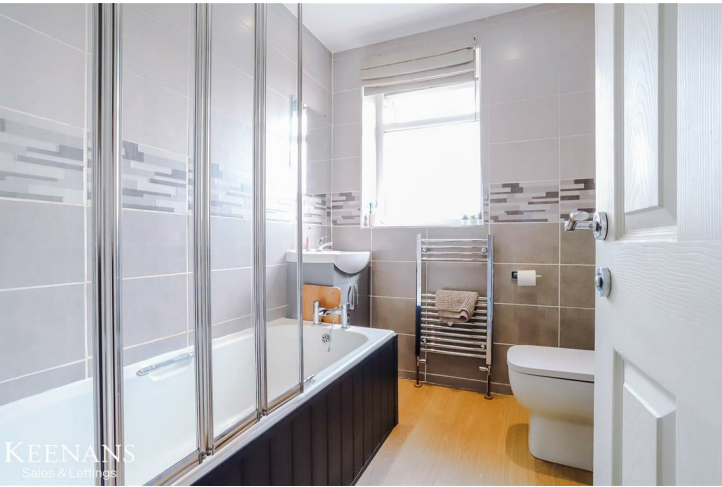
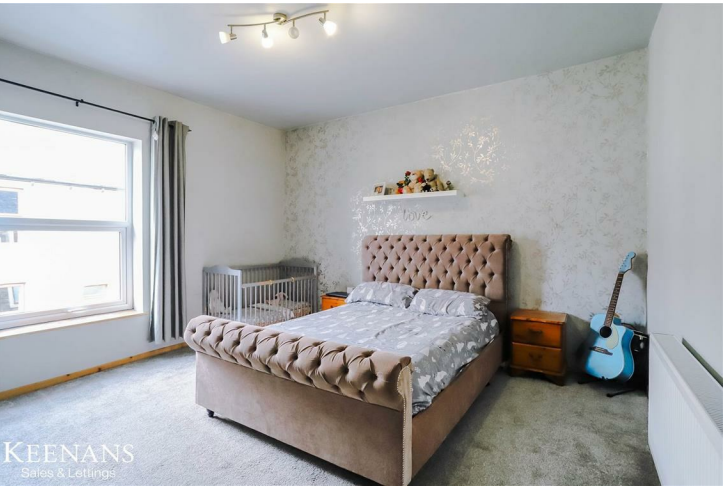
7'8 x 6'1 (2.34m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and wood effect flooring.

External

Rear

Enclosed paved yard with gate to shared access.



Tel: 01254389384

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