



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Windermere Drive, Rishton, BB1 4EG

### Offers Over £260,000

#### AN EXCEPTIONAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

With an abundance of indoor and outdoor space, four double bedrooms and flowing internally with character and charm, this exceptional four-bedroom detached property is being proudly welcomed to the market in the highly regarded location of Rishton on a sought-after estate. With double driveway, integral garage and not being overlooked, this property has everything needed to create the perfect family home! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Blackburn, Accrington and Clitheroe.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, study, WC and staircase to the first floor. Both the reception room and dining room both lead through to a kitchen which guides you on to a utility room. The utility room guides you through to a garage. The first floor comprises of doors on to four double bedrooms and a three-piece bathroom suite. The main bedroom benefits from an en suite bathroom. Externally there is a generously sized garden to the rear with patio, stone chip and bedding areas. To the front there is a stone chip garden with off road parking.

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



# Windermere Drive, Rishton, BB1 4EG

## Offers Over £260,000



- Exceptional Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Ample Living Space
- Council Tax Band E
- Two Bathrooms
- Envious Garden to Rear
- Freehold Property

### Ground Floor

#### Entrance

Enter via a UPVC double glazed frosted door leading into the hall.

#### Hall

12'07 x 5'11 (3.84m x 1.80m)

UPVC double glazed frosted window, central heating radiator, coving to the ceiling, doors leading to reception room, dining room, study, WC and stairs leading up to the first floor.

#### WC

6'05 x 2'10 (1.96m x 0.86m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with traditional taps.

#### Dining Room

11'03 x 9'01 (3.43m x 2.77m)

UPVC double glazed window, central heating radiator, coving to the ceiling, door leading into the kitchen.

#### Reception Room

16'04 x 11'04 (4.98m x 3.45m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving to the ceiling, television point, door to the kitchen, UPVC double glazed sliding door leading out to the rear of the property.

#### Kitchen

12'01 x 9 (3.68m x 2.74m)

UPVC double glazed window, central heating radiator, range of wood wall and base units with granite effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated dishwasher, tiled flooring, understairs storage, door leading to utility.

#### Utility Room

8'06 x 7'10 (2.59m x 2.39m)

UPVC double glazed window, central heating radiator, range of white base units with granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with traditional taps, space for fridge freezer, plumbing for washing machine, marble effect flooring, door to garage, UPVC double glazed frosted door leading out to the rear.

#### Garage

17'02 x 9'05 (5.23m x 2.87m)

Power, lighting, boiler.

#### Study

10 x 9'04 (3.05m x 2.84m)

UPVC double glazed window, central heating radiator.

### First Floor

#### Landing

9'04 x 6'03 (2.84m x 1.91m)

Smoke alarm, access to the loft, doors leading to four bedrooms, bathroom and a store cupboard.

### Bedroom One

14'01 x 9'02 (4.29m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to en-suite.

### En-Suite

7'03 x 5'11 (2.21m x 1.80m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, low basin WC, panelled bath with overhead direct feed shower, full tiled elevations, tile effect lino flooring.

### Bedroom Two

11'05 x 9'10 (3.48m x 3.00m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'10 x 9'06 (3.00m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Four

9'06 x 8 (2.90m x 2.44m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'02 x 6'05 (2.18m x 1.96m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, low basin WC, panelled bath with overhead direct feed shower, spotlights, tile effect lino flooring.

### Externally

#### Front

Stone chip garden with bedding areas and off road parking.

#### Rear

Stone chip garden with patio and bedding areas.



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