


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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.

## Talbot Street, Rishton, BB1 4NZ

### Offers Over £100,000

FULLY RENOVATED THREE BEDROOM MID TERRACE PROPERTY

Welcome to Talbot Street, Rishton, this delightful three-bedroom mid-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. Recently renovated, the property is ready for you to move in without the need for any further work.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertaining. The modern kitchen, located on the ground floor, is well-equipped and designed to meet the needs of contemporary living, making it a perfect space for culinary enthusiasts. Adjacent to the kitchen, the bathroom offers convenience and functionality.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. Additionally, a stylish shower room on this level enhances the practicality of the home, catering to the needs of a busy household.

This property is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it a perfect choice for families and professionals alike. With its modern finishes and thoughtful layout, this home is not just a property; it is a place where memories can be made. Do not miss the chance to view this lovely home that combines comfort, style, and convenience in one attractive package.

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Offers Over £100,000

 3  2  2  D

- Recently Renovated Mid Terrace Property
- Bathroom & Shower Room
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Neutral Finish
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'7 x 3'4 (1.09m x 1.02m)

#### Reception Room One

17'5 x 13'10 (5.31m x 4.22m)

#### Reception Room Two

13'9 x 10'1 (4.19m x 3.07m)

#### Kitchen

13' x 6'5 (3.96m x 1.96m)

#### Bathroom

6'1 x 5'4 (1.85m x 1.63m)

### First Floor

#### Landing

10'11 x 7'9 (3.33m x 2.36m)

#### Bedroom One

13'11 x 10'4 (4.24m x 3.15m)

#### Bedroom Two

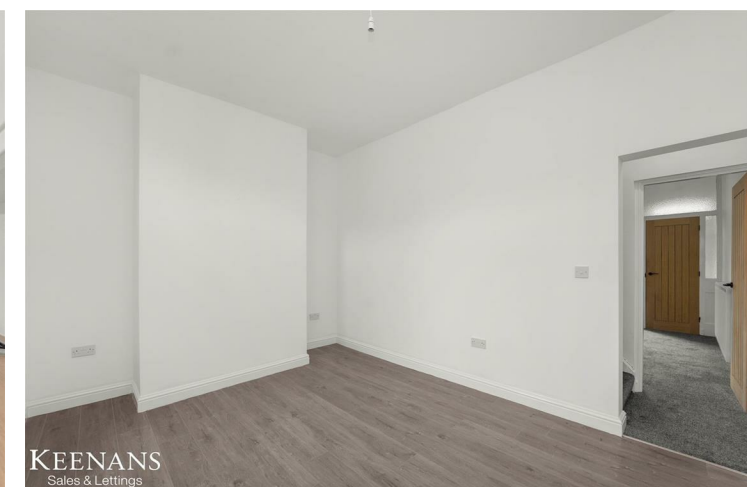
9'6 x 8'1 (2.90m x 2.46m)

#### Bedroom Three

9'6 x 5'6 (2.90m x 1.68m)

#### Shower Room

9'4 x 5'7 (2.84m x 1.70m)



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