




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

## Pickup Road, Rishton, BB1 4HP

### Offers Over £200,000

A STUNNING FAMILY HOME IN RISHTON

Nestled on Pickup Road in the charming area of Rishton, Blackburn, this stunning Victorian property is a true gem. With its original features, the house exudes character and charm, making it an ideal family home.

Boasting four spacious bedrooms, this residence offers ample space for a growing family or those who enjoy hosting guests. The two beautifully appointed reception rooms provide a perfect setting for both relaxation and entertaining, allowing for a seamless flow between family life and social gatherings.

The property is well-situated in Rishton, a location known for its community spirit and convenient amenities. Whether you are looking to enjoy local parks, shops, or schools, everything you need is within easy reach.

This Victorian house is not just a home; it is a lifestyle choice, offering a blend of historical elegance and modern living. If you are seeking a property that combines stunning architecture with a welcoming atmosphere, this is the perfect opportunity. Do not miss the chance to make this remarkable house your new home.

# Pickup Road, Rishton, BB1 4HP

Offers Over £200,000



- Four Bedroom Property
- Residential Parking
- Mid Terrace Property
- EPC Rating D
- Council Tax Band B
- Modern Throughout
- Close To Travel Links
- Tenure Freehold
- Spacious Living Area
- Perfect For First Time Buyers

## Ground Floor

### Entrance Vestibule

4'3 x 3;5 (1.30m x 0.91m;1.52m)

UPVC front door, coving, tiled flooring and door to hallway

### Reception Room One

13'0 x 12'11 (3.96m x 3.94m)

UPVC double glazed bay window, central heating radiator, coving

### Reception Room Two

14'9 x 13'4 (4.50m x 4.06m)

UPVC double glazed window, central heating radiator, spotlights, open access to kitchen and parquet flooring

## Kitchen

15'0 x 9'11 (4.57m x 3.02m)

UPVC double glazed window, a range of panelled base and wall units, wood effect laminate surfaces, inset composite 1 1/2 sink with mixer tap and draining board, integrated electric oven, 4 ring induction hob with extractor unit, tiled splash back, integrated fridge and integrated freezer, plumbing for washing machine and dryer, cupboard with main combi boiler, spotlights, UPVC door to rear garden and parquet flooring

## First Floor

### Landing

24'6 x 5'4 (7.47m x 1.63m)

Loft access smoke alarm, skylight into loft, doors to bedrooms and bathroom, stairs to ground floor

### Bedroom One

15' x 11'4 (4.57m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobe

### Bedroom Two

12'5 x 9'11 (3.78m x 3.02m)

UPVC Double glazed window, central heating radiator

### Bedroom Three

12'5 x 6'8 (3.78m x 2.03m)

UPVC, double glazed window, central heating radiator

## Bedroom Four

9'11 x 8'8 (3.02m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobe

## Bathroom

6'9 x 5'9 (2.06m x 1.75m )

UPVC double glazed frosted window, 3 piece suite, dual flush w/c, vanity basin with mixer tap, panel bath with mixer tap and direct feed shower with rinse head, tiled elevations, spotlights, tiled flooring

## External

Rear garden, paved and laid to lawn grass



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