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St Charles Road, Rishton, Blackburn BB1  
£125,000



Offered to the market is this well-presented and extended two-bedroom mid-terrace home, situated on St Charles Road in Rishton, conveniently located for local amenities, transport links and nearby open green spaces. The property enjoys an attractive open rear aspect overlooking playing fields and would make an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is arranged over two floors and is both practical and well-proportioned, combining modern fittings with comfortable living spaces. Additional benefits include uPVC double glazing throughout, rendered elevations with newer Upvc double glazed windows (2024), garden frontage and the advantage of the extended layout. With its attractive position, open outlook and well-presented accommodation, this property represents an excellent opportunity for a range of buyers.

An external entrance door opens into a welcoming entrance hall, providing access to the staircase rising to the first floor and a door leading through to the main lounge. Positioned to the front of the property, the welcoming lounge benefits from a uPVC double-glazed bay window allowing for ample natural light. A central electric inset fire with stone-effect surround creates a pleasant focal point, while an inner hallway provides useful under-stair storage and open access through to the kitchen diner.

To the rear is an extended open-plan kitchen and dining space, forming the heart of the home and offering an excellent social area for everyday living and entertaining. The kitchen is fitted with a range of Shaker-style base and eye-level units with laminate worktops, incorporating a four-ring gas hob with electric oven, sink and drainer, plumbing for a washing machine and dryer, and space for a fridge freezer. A large opening connects the dining area to the kitchen within the single-storey extension, and an external door provides direct access to the rear garden.

To the first floor, the landing gives access to all rooms. The principal bedroom is a generous dual-aspect double room, benefiting from over-stair storage. Bedroom Two is located to the rear of the property and is a well-sized double, enjoying a particularly pleasant outlook over the adjoining playing fields.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment and electric over-bath shower, pedestal wash basin and single flush WC. The walls are fully tiled, creating a clean and practical space.

Externally, the property benefits from a low-maintenance, south-facing rear garden which has been paved and features wood chip edging, low fenced borders and an open green aspect to the rear, providing a pleasant and private outdoor space. To the front, the property has a paved and chipped front garden with ample on-street parking available.

Rishton is a popular and well-connected Lancashire town, offering an excellent balance of everyday convenience and community living. The town provides a range of local shops, schools and amenities, along with strong transport links including a local railway station and easy access to the M65, making it ideal for commuters to Blackburn, Accrington and Manchester. Surrounded by attractive countryside and open green spaces, Rishton appeals to a wide range of buyers seeking a quieter lifestyle while remaining within easy reach of larger town centres and employment hubs.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold - 999yrs from 1935

## Energy Performance Rating

TBC.

## Council Tax

Band A Hyndburn Council

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm  
01254 828810

8 York Street, Clitheroe, BB7 2DL  
Monday to Friday - 9.00am to 5.00pm  
01200 428691

## Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

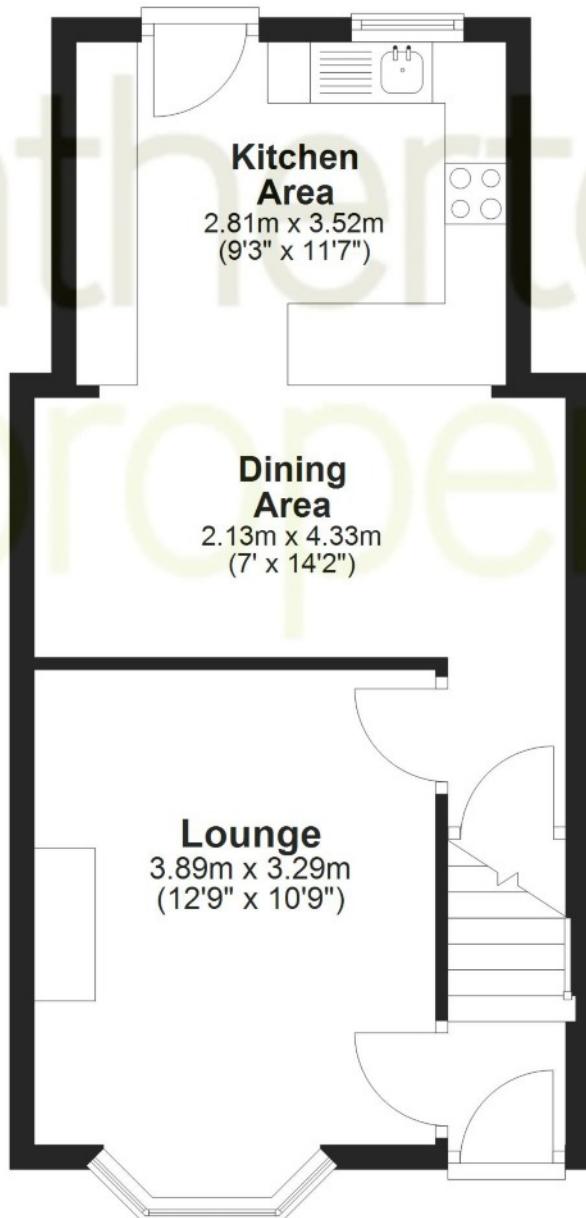
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.





# meet the team



**John Atherton MRICS**  
Managing Director



**Jim Atherton**  
Director, Sales Manager



**Helen Jones**  
Senior Sales Negotiator



**Julie Jackson**  
Senior Sales Negotiator



**Russell Anderton**  
Senior Valuer



**Mollie Bentley**  
Media Manager



**Tom Brown**  
Senior Sales Negotiator



**Simon Kerins**  
Sales Negotiator & Land  
Management



**Phil Ashton**  
Director - Lettings Cloud



**Emily Raine**  
Property Management  
Assistant - Lettings Cloud



**Angela Lorek**  
Senior Sales Negotiator



**Nick Cunliffe**  
Estate Agent