

## Spring Street, Rishton, BB1 4LL

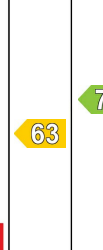
### £695

AN ENVIABLE MID TERRACED PROPERTY

Nestled on the charming Spring Street in Rishton, Blackburn, this enviable mid-terraced house presents an excellent home for yourself. The property has been meticulously maintained and boasts spacious rooms adorned with neutral decoration, allowing for a seamless transition into your new home.

With two generous living areas, two double bedrooms, and a superb kitchen extension, this home offers ample room for relaxation and entertaining. It serves as a perfect property to make your own.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 **2**  **1**  **2**  **D**

- Tenure Leasehold
  - On Street Parking
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band A
  - Bursting With Potential
  - Ideal Investment opportunity
- EPC Rating D
  - Abundance Of Indoor And Outdoor Space
  - Close Proximity To Local Amenities

**Ground Floor**

**Entrance**  
Composite double glazed frosted door to the entrance vestibule.

**Entrance Vestibule**  
3'4 x 3'2 (1.02m x 0.97m)  
Wood effect laminate flooring, door to the reception room.

**Reception Room One**  
17'5 x 13'10 (5.31m x 4.22m)  
UPVC double glazed window, central heating radiator, coving, meter cupboard, electric fire with hearth and surround, television point, under stairs storage, wood effect laminate flooring, open to reception room two.

**Reception Room Two**  
13'10 x 11' (4.22m x 3.35m)  
Hardwood single glazed leaded window, central heating radiator, coving, smoke alarm, tiled flooring, open to the kitchen, door to staircase to the first floor.

**Kitchen**  
11'5 x 6'11 (3.48m x 2.11m)  
UPVC double glazed leaded window, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge, freezer and washing machine, Heatline boiler, tiled effect Lino flooring, UPVC door to the rear.

**First Floor**

**Landing**  
12'2 x 5'6 (3.71m x 1.68m)  
Smoke alarm, doors to two bedrooms, bathroom and staircase to the second floor.

**Bedroom One**  
13'10 x 11' (4.22m x 3.35m)  
UPVC double glazed leaded window, central heating radiator.

**Bedroom Two**  
13'10 x 10' (4.22m x 3.05m)  
UPVC double glazed window, central heating radiator.

**Bathroom**  
7'11 x 7' (2.41m x 2.13m)  
Central heating radiator, a three piece suite comprising of a dual flush WC, panelled bath with traditional taps and an electric feed shower, pedestal wash basin with traditional taps, tiled elevations, wood effect laminate flooring.

**Second Floor**

**Loft Room**  
15'5 x 12'6 (4.70m x 3.81m)  
Velux window, central heating radiator, smoke alarm, eaves storage.



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