



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Churchill Avenue, Rishton, BB1 4EY

£184,950

AN ENVIABLE TWO BEDROOM DORMER BUNGALOW

With enviable gardens, off road parking and detached garage, as well as, bursting with potential, this fantastic two bedroom dormer bungalow is being proudly welcomed to the market in the highly regarded location of Rishton. With the property not being overlooked from the front or the rear, spacious rooms throughout and no chain delay, this property is the perfect investment opportunity or perfect downsizer! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen, utility cupboard and staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed laid to lawn garden to the rear with patio, bedding and decking areas, as well as, access on to a detached garage. To the front there is a garden with patio and stone chip areas, as well as off road parking with access to the garage. For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

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- EPC To Be Confirmed
- Off Road Parking
- Classic Features
- Leasehold Property
- Detached Garage
- Well Located
- Council Tax Band C
- Spacious Rear Garden
- Nearby Local Amenities

Ground Floor

Porch

6'06 x 3'03 (1.98m x 0.99m)
UPVC double glazed window, polycarbonate roof, tiled floor, hardwood single glazed frosted linen door to hall.

Hall

15'07 x 8'03 (4.75m x 2.51m)
UPVC double glazed frosted window, central heating radiator, under the stairs storage, smoke alarm, integrated storage. wood effect floor. doors to two reception rooms kitchen, utility cupboard, stairs to the first floor.

Reception Room One

14'09 x 11'05 (4.50m x 3.48m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with hearth and surround, television point.

Reception Room Two

12'04 x 10'11 (3.76m x 3.33m)
UPVC double glazed window, central heating radiator, coving, ceiling rose.

Kitchen

9'11 x 7'04 (3.02m x 2.24m)
UPVC double glazed window, central heating radiator, range of cream wall and base units, wood effect surfaces, tiled backsplashes, stainless steel sink with drainer and mixer taps, integrated electric oven with four ring electric hob, extractor hood, integrated fridge / freezer, lino flooring, hardwood double glazed frosted door to rear.

First Floor

Landing

12'06 x 2'09 (3.81m x 0.84m)
UPVC double glazed window, smoke alarm, store cupboard, doors to two bedrooms and bathroom.

Bedroom One

14'06 x 9'02 (4.42m x 2.79m)
UPVC double glazed window, central heating radiator, over the stairs storage.

Bedroom Two

10'01 x 5'09 (3.07m x 1.75m)
UPVC double glazed window, central heating radiator.

Bathroom

8'01 x 5'09 (2.46m x 1.75m)
UPVC double glazed frosted window, heating towel rail, panel bath with electric feed shower, low basin WC, pedestal wash basin with traditional taps, part tiled elevations, integrated linen cupboards, lino flooring.

Externally

Garden with patio, bedding, off road parking, access to garage.

