

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Somerset Road, Rishton, BB1 4BP

Offers Over £200,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Presenting Somerset Road in the enviable area of Rishton, Blackburn, this delightful semi-detached property offers a perfect blend of comfort and convenience, making it an ideal family home. With three well-proportioned bedrooms, this extended property provides ample space for family living.

As you enter, you are greeted by two spacious open-plan reception rooms, which create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is equipped with fitted appliances and features a bright sliding door that opens directly to the low-maintenance rear garden, allowing for a seamless transition between indoor and outdoor living.

The property also boasts a family bathroom and a convenient downstairs shower room, catering to the needs of a busy household. The driveway and garage provide ample parking space, ensuring that you and your family can come and go with ease.

Situated in a lovely location, this property is surrounded by a friendly community and is close to local amenities, making it a wonderful place to call home. Whether you are looking to enjoy peaceful family life or entertain friends, this property offers the perfect setting. Don't miss the opportunity to make this charming home your own.

Somerset Road, Rishton, BB1 4BP

Offers Over £200,000

 3  2  2  D

- Semi Detached Dormer Bungalow
- Two Bathrooms
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Fitted Kitchen
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Porch

5'1 x 3'5 (1.55m x 1.04m)

UPVC double glazed entrance door, tiled floor and UPVC double glazed frosted leaded door to hall.

Hall

9'5 x 6' (2.87m x 1.83m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, meter cupboard, wood effect flooring, stairs to first floor and door to reception room one.

Reception Room One

14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed bay window, central heating radiator, coving, electric fire, marble effect hearth and surround and open access to reception room two.

Reception Room Two

9'3 x 8'7 (2.82m x 2.62m)

Central heating radiator, coving, door to bedroom three and open access to kitchen.

Bedroom Three

9'5 x 9'1 (2.87m x 2.77m)

Two UPVC double glazed windows, central heating radiator, coving and door to ensuite.

Ensuite

5'11 x 4'8 (1.80m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, electric feed shower in corner enclosure, PVC clad ceiling, PVC elevations and lino flooring.

Kitchen

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, wood panel wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, tiled splash back, integrated dishwasher, integrated washing machine, integrated dryer, space for fridge freezer, wood effect flooring and UPVC double glazed sliding doors to rear.

First Floor

Landing

9'4 x 5'9 (2.84m x 1.75m)

UPVC double glazed frosted window, coving, loft access, smoke alarm and doors to store room, two bedrooms and bathroom.

Bedroom One

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, wood clad ceiling, part tiled elevation, part PVC elevation and lino flooring.

External

Front

Paved drive leading to garage.

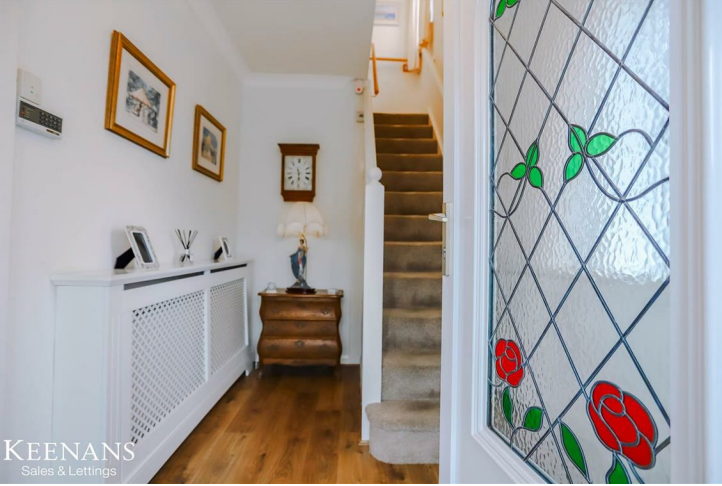
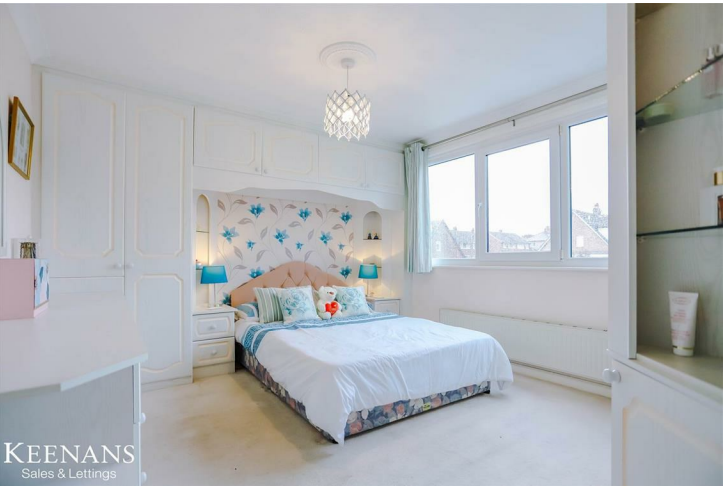
Garage

19'7 x 9'7 (5.97m x 2.92m)

Up and over door, UPVC double glazed window and UPVC double glazed door to side.

Rear

Artificial lawn, stone chips, bedding area, paving and access to garage.



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