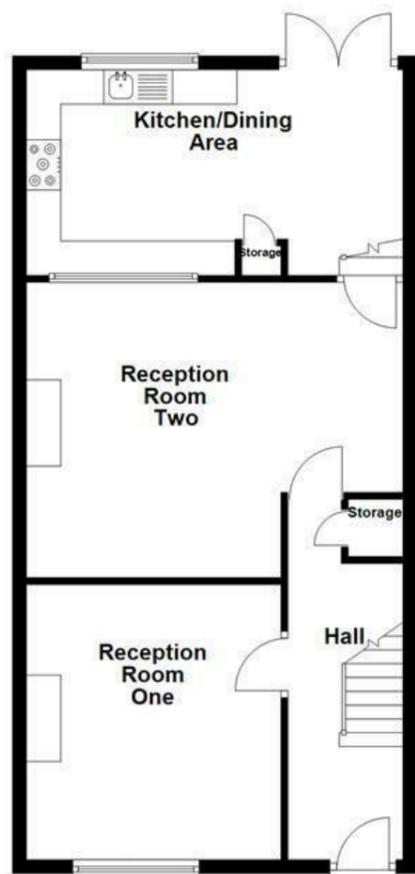
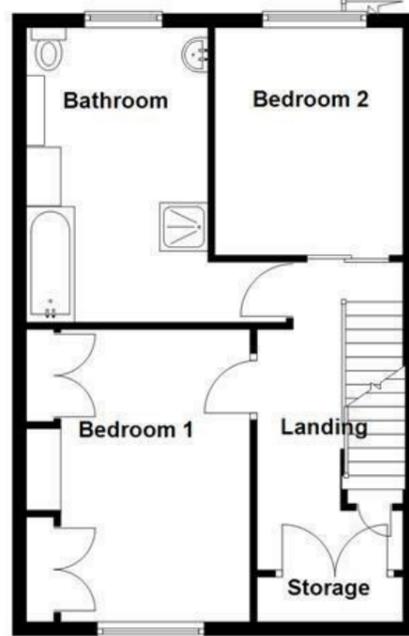


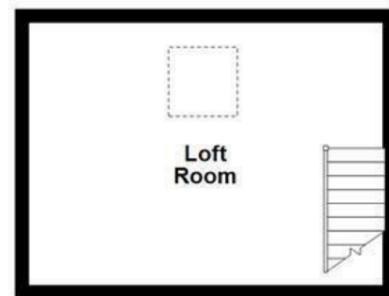
**Ground Floor**  
Approx. 62.7 sq. metres (675.1 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (507.9 sq. feet)



**Second Floor**  
Approx. 19.5 sq. metres (210.2 sq. feet)



29 George Street, Rishton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(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.



## George Street, Blackburn, BB1 4JF

£145,000

DECEPTIVELY SPACIOUS TWO/THREE BEDROOM MID TERRACE PROPERTY

Located on George Street in the charming town of Rishton, Blackburn, this delightful two/three bedroom mid-terrace house offers a perfect blend of space and modern living. Spanning three floors, the property boasts generously sized bedrooms and loft room that provide ample room for relaxation and personal space.

The interior is tastefully decorated, creating a warm and inviting atmosphere throughout. The property features two spacious living areas, ideal for family gatherings or entertaining guests. The large, modern kitchen and dining area is a standout feature, designed to cater to the needs of contemporary family life, making meal preparation and dining a pleasure.

The family bathroom has been recently renovated, showcasing stylish fixtures and fittings that enhance the overall appeal of the home. Outside, the lovely rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This property is an excellent opportunity for families or individuals seeking a comfortable and stylish home in a friendly neighbourhood. With its convenient location and impressive features, this house is sure to attract interest. Do not miss the chance to make this wonderful property your new home.

# George Street, Blackburn, BB1 4JF

£145,000



- Tenure Leasehold
- Tasteful Decor Throughout
- Enclosed Rear Yard
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Modern Kitchen/Dining Area And Four Piece Bathroom Suite
- On Street Parking
- EPC Rating D
- Spread Over Three Floors And Newly Renovated
- Viewing Recommended

## Ground Floor

### Entrance

Composite frosted door to hall.

### Hall

17'2 x 5'6 (5.23m x 1.68m)

Central heating radiator, coving, under stairs storage, stairs to first floor, doors to two reception rooms and part tiled floor.

### Reception Room One

13'11 x 12'2 (4.24m x 3.71m)

UPVC double glazed window, central heating radiator, coving, Optiflame Dimplex gas stove, double doors to reception room two and wood effect laminate flooring.

### Reception Room Two

17'9 x 14'1 (5.41m x 4.29m)

Hardwood frosted window, central heating radiator, Gazco Gas stove, coving, ceiling rose and door to kitchen/dining area.

### Kitchen/Dining Area

17'2 x 9'10 (5.23m x 3.00m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, electric oven, five ring gas hob, extractor hood, integrated fridge freezer, integrated washing machine, pantry storage, part tiled elevation, tiled effect Kardean flooring, UPVC double glazed roof and UPVC double glazed French doors to rear.

## First Floor

### Landing

15' 5 x 5'5 (4.57m 1.52m x 1.65m)

Picture rail, storage, stairs to second floor, doors to two bedrooms and bathroom.

### Bedroom One

13'11 x 10'8 (4.24m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Bedroom Two

11' x 9' (3.35m x 2.74m)

UPVC double glazed window and central heating radiator.

## Bathroom

14'1 x 12'4 (4.29m x 3.76m)

UPVC frosted window, central heating radiator, panel bath with mixer tap, walk in direct feed rainfall shower with rinse head, dual flush WC, pedestal wash basin, marble effect part panelled PVC elevation, picture rail and wood effect laminate flooring.

## Second Floor

### Loft Room

16'9 x 12'5 (5.11m x 3.78m)

Velux window, central heating radiator and eaves storage.

## External

### Rear

Enclosed paved yard.

### Front

Enclosed paved courtyard and stone chippings.



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