



Holt Mill House, Rishton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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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Hermitage Street, Blackburn, BB1 4NF

Offers Over £425,000

STUNNING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to Holt Mill House located on Hermitage Street, Rishton, Blackburn. This beautifully renovated three-bedroom semi-detached house offers a perfect blend of modern living and serene surroundings. Spanning three floors, the property boasts a stunningly landscaped wrap-around garden, providing an ideal outdoor space for relaxation and entertainment. The driveway accommodates multiple vehicles, ensuring off-road parking is never a concern, while the picturesque views of the Rishton River enhance the overall appeal of this delightful home.

Inside, the property features three generously sized double bedrooms, two of which benefit from en-suite shower rooms, providing convenience and privacy for family members or guests. The third floor is complemented by a well-appointed family bathroom, ensuring ample facilities for all. The spacious lounge is adorned with modern fixtures and fittings, creating a welcoming atmosphere for both relaxation and social gatherings.

The large contemporary kitchen diner is a standout feature, designed to cater to the needs of modern living, making it the perfect space for family meals or entertaining friends. Additionally, a downstairs WC adds to the practicality of the home.

Situated in a quiet cul-de-sac, this property is conveniently located close to Rishton town centre, offering easy access to a variety of amenities and transport links, including motorway connections. This home is an

Hermitage Street, Blackburn, BB1 4NF

Offers Over £425,000



- Beautifully Renovated Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Spacious Bedrooms
- Complete Blank Canvas
- Tenure TBC
- Three Bathrooms
- Immaculate Wraparound Garden
- Council Tax Band D

Ground Floor

Entrance Hall

8'2 x 3'11 (2.49m x 1.19m)

Composite double glazed frosted front door, spotlights, wood effect flooring, doors leading to WC and reception room.

WC

7'0 x 3'1 (2.13m x 0.94m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and wood effect flooring.

Reception Room

23'4 x 11'10 (7.11m x 3.61m)

Four UPVC double glazed windows, media wall with television point, integrated shelving with downlights, acoustic wood panelled elevation, spotlights, smoke detector, wood effect flooring, under stairs storage, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

23'5 x 13'0 (7.14m x 3.96m)

UPVC double glazed window, range of panelled wall and base units with slate effect work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, composite sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, smoke detector, wood effect flooring with underfloor heating and UPVC double glazed French doors to rear.

First Floor

Landing

13'1 x 5'11 (3.99m x 1.80m)

Two Velux windows, central heating radiator, spotlights, smoke detector, pendant lighting and doors leading to three bedrooms.

Bedroom One

15'8 x 12'7 (4.78m x 3.84m)

Three UPVC double glazed windows, central heating radiator, spotlights and door to en suite.

En Suite

7'4 x 6'2 (2.24m x 1.88m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and tiled flooring.

Bedroom Two

13'6 x 13'0 (4.11m x 3.96m)

Two UPVC double glazed windows, central heating radiator, spotlights and stairs to en suite.

En Suite

9'3 x 7'10 (2.82m x 2.39m)

Velux window, central heated towel rail, dual flush WC, tiled panel double bath with mixer tap, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Three

10'11 x 9'8 (3.33m x 2.95m)

UPVC double glazed frosted window, central heating radiator, spotlights and door to en suite.

En Suite

7'9 x 3'6 (2.36m x 1.07m)

Central heated towel rail, dual flush WC, direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed wraparound garden with laid to lawn, Indian stone paving, decking and stone chippings.

Front

Driveway.

