



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Talbot Street, Rishton, BB1 4NZ

£110,000

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF RISHTON

Presenting Talbot Street, Rishton, Blackburn, this spacious mid-terrace house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

The heart of the house is undoubtedly the spacious kitchen which opens onto a reception room, which provides an inviting space for both cooking and entertaining. This area is designed to accommodate family meals and gatherings, making it a wonderful spot for creating lasting memories.

The family bathroom is conveniently located, ensuring ease of access for all residents. Outside, the rear yard presents a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This property is not only a comfortable living space but also benefits from its location in a friendly community, with local amenities and transport links nearby. If you are looking for a charming home in a welcoming neighbourhood, this mid-terrace house on Talbot Street is certainly worth considering.

Talbot Street, Rishton, BB1 4NZ
£110,000

2 1 2 D

- Mid Terraced Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Generous Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band; A

Ground Floor

Vestibule
3'7 x 3'4 (1.09m x 1.02m)
Composite frosted entrance door and door to reception room one.

Reception Room One
14'2 x 13'10 (4.32m x 4.22m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, electric fire, marble effect hearth and surround, stairs to first floor and door to reception room two.

Reception Room Two
14'1 x 10'10 (4.29m x 3.30m)
Central heating radiator, coving, part wood panel elevation, wood effect laminate flooring and open access to kitchen,

Kitchen
12'7 x 11'3 (3.84m x 3.43m)
UPVC double glazed window, wall and base unis, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
14' x 5'7 (4.27m x 1.70m)
Central heating radiator, spotlights, smoke alarm, loft access and doors to two bedrooms and bathroom.

Bedroom One
14'1 x 10'7 (4.29m x 3.23m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
11' x 8'6 (3.35m x 2.59m)
UPVC double glazed window, central heating radiator, coving and storage.

Bathroom
10'7 x 5'3 (3.23m x 1.60m)
UPVC double glazed frosted window, central heated towel rail, coving, spotlighs, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, tiled elevation and lino flooring.

External

Rear
Enclosed paved yard and gated access to rear.



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