

## Somerset Road, Rishton, BB1 4BP

### Offers Over £199,950

SPACIOUS TWO BEDROOM SEMI DETACHED DORMER BUNGALOW

Situated on Somerset Road in the charming area of Rishton, Blackburn, this delightful house presents an excellent opportunity for a small family or a professional couple seeking a comfortable and convenient living space. The property boasts two well-proportioned rooms, providing ample space for relaxation and everyday living.

The south-facing, low maintenance rear garden ensures that you can spend more time enjoying your home and less time on upkeep. This feature is particularly appealing for those with busy lifestyles, allowing for a more carefree living experience.

Situated in a convenient location, the property offers easy access to Blackburn, making it ideal for commuting or enjoying the amenities that the town has to offer. Whether you are looking for local shops, schools, or parks, everything you need is within reach.

This house is not just a place to live; it is a wonderful opportunity to create a home in a friendly community. With its practical layout and prime location, it is sure to attract those who value both comfort and convenience. Do not miss the chance to make this lovely property your own.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(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.

# Somerset Road, Rishton, BB1 4BP

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- Spacious Semi Detached Dormer Bungalow
- Ample Living Space
- Off Road Parking and Detached Garage
- EPC Rating D
- Two Well-Proportioned Bedrooms
- Quiet Residential Area
- Tenure Freehold
- Three Piece Bathroom Suite
- South-facing Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

14'1 x 5'11 (4.29m x 1.80m)

UPVC double glazed frosted leaded front door and windows, UPVC double glazed frosted window, central heating radiator, smoke detector, coving, meter cupboard, doors leading to reception room, WC, kitchen, under stairs storage and stairs to first floor.

### Reception Room

15'2 x 10'7 (4.62m x 3.23m)

UPVC double glazed inset bay window, central heating radiator, coving, three feature wall lights, cast iron log burning fire with tiled hearth and wooden mantel, television point and open arch to dining room.

### Dining Room

9'1 x 8'10 (2.77m x 2.69m)

Central heating radiator, ceiling rose, coving, serving hatch and UPVC double glazed sliding door to conservatory.

### WC

4'5 x 2'5 (1.35m x 0.74m )

UPVC double glazed frosted window dado rail, pedestal wash basin with traditional taps, dual flush WC, partial wood panelled elevations and wood effect flooring.

### Kitchen

9'2 x 8'11 (2.79m x 2.72m)

Hardwood single glazed window, coving, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with high spout spring mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, wood effect flooring and hardwood single glazed double doors to conservatory.

### Conservatory

17'9 x 8'1 (5.41m x 2.46m )

UPVC double glazed leaded windows, polycarbonate roof, central heating radiator, UPVC double glazed leaded door and UPVC double glazed sliding door to rear.

## First Floor

### Landing

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted leaded window, loft access,

coving, doors leading to two bedrooms, bathroom and boiler cupboard.

### Bedroom One

12'0 x 10'9 (3.66m x 3.28m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, and fitted wardrobes.

### Bedroom Two

12'0 x 10'4 (3.66m x 3.15m )

UPVC double glazed window, central heating radiator and coving.

### Bathroom

7'5 x 5'10 (2.26m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower, coving, dado rail, integrated shelving, part wood panelled elevations and wood effect flooring.

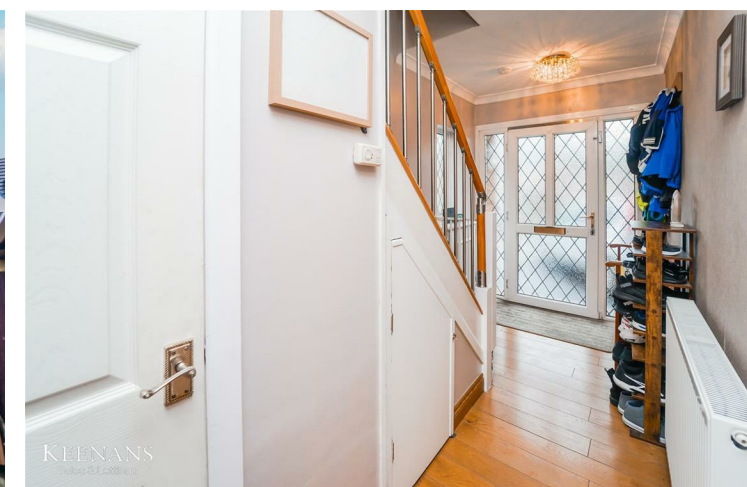
### External

#### Rear

Tiered garden with paving, log store, shed and detached garage.

#### Front

Mature shrubbery, tarmac driveway and gate to rear garden.



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