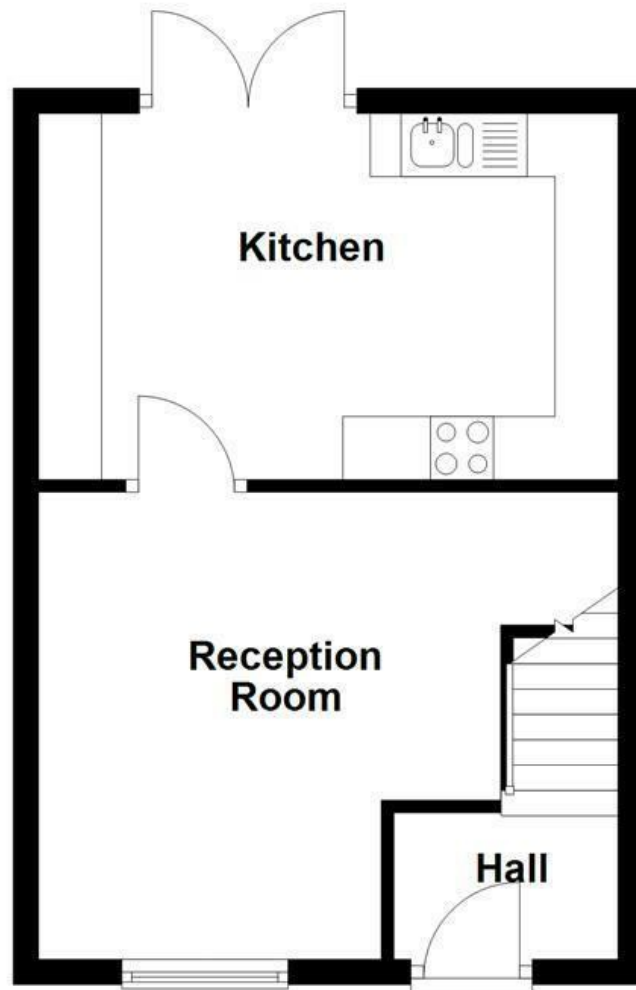
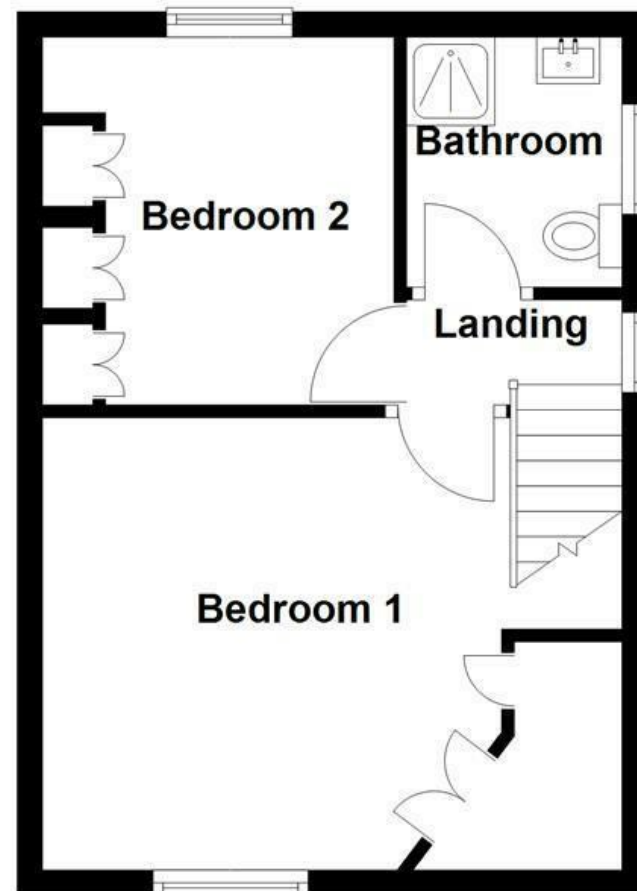


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
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.

Beech Close, Rishton, BB1 4HL

£180,000

ENVIABLE TWO BEDROOM SEMI DETACHED HOME

Located on Beech Close, Rishton, Blackburn, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that seamlessly connects to a lovely kitchen and dining area, complete with fitted appliances, making it an ideal space for both relaxation and entertaining.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this home is the expansive low-maintenance rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a garage and a driveway that accommodates multiple cars, providing both convenience and security.

Situated in a great location, this home is set back from the hustle and bustle yet remains close to local schools, the town centre, and motorway links, making it an excellent choice for families and commuters alike. This property presents a wonderful opportunity for those seeking a well-appointed home in a desirable area. Don't miss the chance to make this charming residence your own.

Beech Close, Rishton, BB1 4HL

£180,000

 **2**  **1**  **1**  **D**

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- One Reception Room
 - Low Maintenance Gardens
 - Council Tax Band: B

Ground Floor

Hall

5'10 x 3'10 (1.78m x 1.17m)
UPVC double glazed frosted entrance door, central heating radiator, herringbone wood effect flooring, stairs to first floor and door to reception room.

Reception Room

15'1 x 12'2 (4.60m x 3.71m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, two feature wall lights, wall mounted Electric fire, herringbone wood effect flooring and door to kitchen.

Kitchen

15' x 9'6 (4.57m x 2.90m)
UPVC double glazed window, wall and base units, central heating radiator, spotlights, granite effect worktops, under unit lighting, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four ring electric hob, extractor hood, integrated dishwasher, integrated fridge and freezer, part tile elevation, tile effect floor and UPVC double glazed French doors to rear.

First Floor

Landing

5'5 x 3'11 (1.65m x 1.19m)
UPVC double glazed frosted window, loft access, smoke alarm and doors to two bedrooms and shower room.

Bedroom One

11'9 x 10'10 (3.58m x 3.30m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

10'11 x 9'3 (3.33m x 2.82m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Shower Room

6'6 x 5'4 (1.98m x 1.63m)
UPVC double glazed frosted window, electric towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower with rinse head, extractor fan, PVC clad ceiling, tiled elevation and tile effect flooring.

External

Front

Artificial lawn and shared driveway leading to garage.

Rear

Enclosed, artificial lawn and paving.



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