



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		
	56	79
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.

Hermitage Street, Rishton, BB1 4ND

Offers Over £160,000

AN ENVIABLE MID TERRACED PROPERTY

Having being presented and maintained to the highest standard throughout and flowing internally with character and charm, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rishton. With modern fitted kitchen, neutral decoration, an abundance of indoor space and stylish interiors, this property is truly the perfect home for any growing family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. With added loft room which has been used as a fourth bedroom, two living areas and being a complete blank canvas, this property is the perfect home for any family to put their own stamp on!

The property comprises briefly; an entrance hallway leads on to a welcoming and spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen and additional reception room. The kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms, bathroom and staircase to the second floor. The second floor benefits from a fantastic loft room. Externally there is an enclosed yard to the rear and a garden to the front with bedding areas.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Hermitage Street, Rishton, BB1 4ND

Offers Over £160,000

 3  1  2  D

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms And Loft Room
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule

5'1 x 3'6 (1.55m x 1.07m)
UPVC double glazed frosted entrance door, coving, dado rail, wood effect laminate floor and hardwood single glazed frosted door to hall.

Hall

13'8 x3'6 (4.17m x1.07m)
Central heating radiator, coving, smoke alarm, corbels, wood effect laminate floor, stairs to first floor and hardwood single glazed door to reception room two.

Reception Room Two

14'5 x 13'1 (4.39m x 3.99m)
UPVC double glazed window, central heating radiator, coving, wood effect laminate floor, hardwood single glazed double doors to reception room one and hardwood single glazed door to kitchen.

Reception Room One

17'11 x 12'5 (5.46m x 3.78m)
UPVC double glazed bay window, central heating radiator, coving, TV point, integrated alove storage and shelving.

Kitchen

12'10 x 8'5 (3.91m x 2.57m)
UPVC double glazed window, upright central heating radiator, spotlights, matte wall and base units, granite effect worktops, composite sink with draining board and mixer tap, integrated electric oven and microwave in high rise unit, five burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, under stairs storage, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

20'11 x 8'6 (6.38m x 2.59m)
UPVC double glazed window, smoke alarm, under stairs storage, doors to stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

14'5 x 10'5 (4.39m x 3.18m)
UPVC double glazed window and central heating radiator.

Bedroom Two

14'5 x 10'4 (4.39m x 3.15m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'4 x 5'8 (3.45m x 1.73m)
UPVC double glazed window and central heating radiator.

Bathroom

10' x 8'2 (3.05m x 2.49m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush W/C, vanity top wash basin with mixer tap, corner

panel bath with mixer tap and direct feed rainfall shower with rinse head over, extractor fan, integrated linen cupboard, tiled elevation and wood effect lino flooring.

Second Floor

Loft Room

19'1 x 14'7 (5.82m x 4.45m)
Velux window, central heating radiator, smoke alarm and spotlights.

External

Front

Garden with bedding areas.

Rear

Enclosed yard.



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