



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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Lord Street, Rishton, Lancashire, BB1 4DU

Offers Over £100,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the heart of Rishton, Lancashire, this charming house on Lord Street presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts a convenient location, providing easy access to the M65 motorway, which connects you effortlessly to Blackburn and Burnley, making it ideal for commuters.

Upon entering, you will find two generously sized reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The low maintenance exteriors of the property ensure that you can spend more time enjoying your home and less time on upkeep.

This house is not only a practical choice but also a welcoming environment that invites you to make it your own. With its strategic location and spacious interiors, it is a perfect fit for those looking to step onto the property ladder or expand their investment portfolio. Do not miss the chance to view this delightful home that combines comfort and convenience in one appealing package.

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Lord Street, Rishton, Lancashire, BB1 4DU

Offers Over £100,000

 2  1  2  C

- An Impressive Mid Terraced Property
 - Sought After Location
 - EPC Rating C
 - Tenure Leasehold
- Two Bedrooms
 - Two Living Areas
 - On Street Parking
- Beautifully Presented
 - Perfect First Time Home
 - Council Tax Band A

Ground Floor

Vestibule

3'5 x 3'1 (1.04m x 0.94m)
UPVC double glazed entrance door, cornice coving and door to hall.

Hall

11'11 x 3'5 (3.63m x 1.04m)
Central heating radiator, cornice coving, corbels, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

12'2 x 9'10 (3.71m x 3.00m)
UPVC double glazed window, central heating radiator, cornice coving and wood effect flooring.

Reception Room Two

13'7 x 12'10 (4.14m x 3.91m)
UPVC double glazed window, central heating radiator, wall mounted inset electric fire, TV point, under stairs storage, wood effect flooring and door to kitchen.

Kitchen

11'11 x 7'1 (3.63m x 2.16m)
UPVC double glazed window, central heating radiator, spotlights, high gloss wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, composite sink with draining board and mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, enclosed boiler, integrated microwave, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, smoke alarm, spotlights and doors to two bedrooms and bathroom.

Bedroom One

13'11 x 12'2 (4.24m x 3.71m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

12'11 x 9'4 (3.94m x 2.84m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

9' x 4' (2.74m x 1.22m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, PVC panel ceiling, PVC panel elevation and tile effect flooring.

External

Front

Paved courtyard.

Rear

Enclosed paved yard and gated access to rear.



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