

## Petre Crescent, Rishton, BB1 4RB

### Offers Over £230,000

A GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Located in the charming area of Petre Crescent, Rishton, Blackburn, this delightful three-bedroom semi-detached house presents an ideal opportunity for families seeking a stylish and comfortable home. The property boasts an inviting open-plan living and dining area, seamlessly connected to a contemporary fitted kitchen equipped with built-in appliances, making it perfect for both entertaining and everyday living.

A bright conservatory extends from the main living space, offering a serene view of the stunning garden, which is sure to be a favourite spot for relaxation and outdoor activities. The property also features a convenient driveway, providing off-road parking for your vehicles.

The accommodation includes three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite WC for added privacy and convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all. Additionally, a versatile loft room presents an excellent opportunity for a home office, playroom, or extra storage space, catering to your family's needs.

This home is ready to move into, making it an excellent choice for those looking to settle in quickly. With its stylish design and practical layout, this property is not just a house but a great family home waiting to be cherished. Don't miss the chance to make this lovely residence your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

# Petre Crescent, Rishton, BB1 4RB

Offers Over £230,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms & Attic Room
- En Suite To Main Bedroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hallway

9'1 x 7'7 (2.77m x 2.31m)

Composite front entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to reception room and kitchen.

### Reception Room

23'6 x 10'9 (7.16m x 3.28m)

UPVC double glazed window, two central heating radiators, coving, wood effect flooring, door to the kitchen and UPVC double glazed sliding doors to the conservatory.

### Kitchen

14'1 x 9' (4.29m x 2.74m)

UPVC double glazed window, range of high gloss wall and base units with wood effect surfaces, ceramic sink with drainer and mixer tap, oven with four ring electric hob, integrated fridge freezer and dishwasher, plumbing for washing machine, spotlights, loft access and tiled flooring.

### Conservatory

12'7 x 10'5 (3.84m x 3.18m)

UPVC double glazed windows and frosted windows, central heating radiator, polycarbonate roof, wood effect flooring and UPVC double glazed French doors to the rear.

## First Floor

### Landing

9'8 x 7'5 (2.95m x 2.26m)

UPVC double glazed window, loft access and doors to three bedrooms, shower room and storage.

### Bedroom One

11'1 x 9'5 (3.38m x 2.87m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

### En Suite

5'10 x 2'7 (1.78m x 0.79m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, spotlights and wood effect flooring.

### Bedroom Two

13' x 11'1 (3.96m x 3.38m)

UPVC double glazed window, central heating radiator and coving.

## Bedroom Three

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed window, central heating radiator, coving and stairs to the second floor.

## Shower Room

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, direct feed shower unit, tiled elevations, spotlights and wood effect flooring.

## Second Floor

### Attic Room

20'2 x 11'1 (6.15m x 3.38m)

Velux window, central heating radiator, eaves access and smoke alarm.

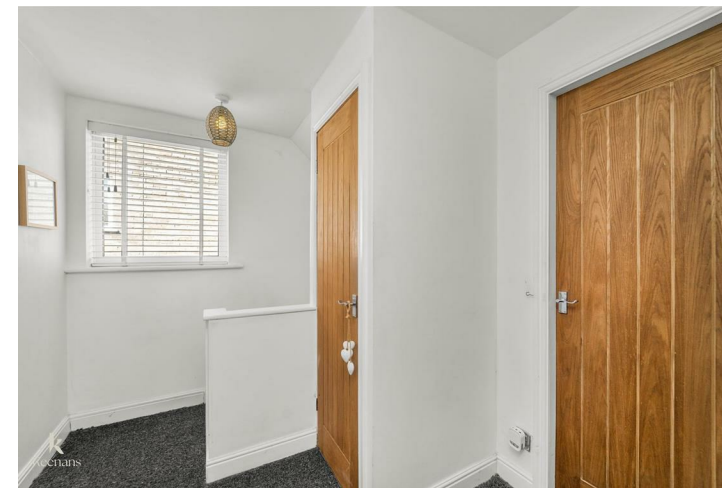
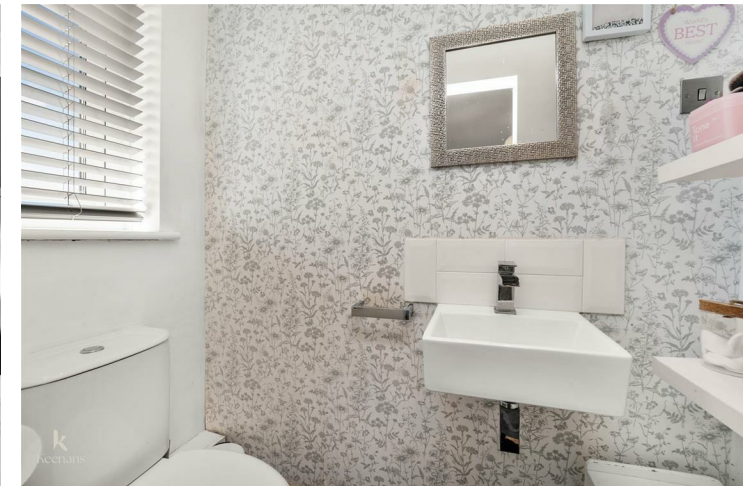
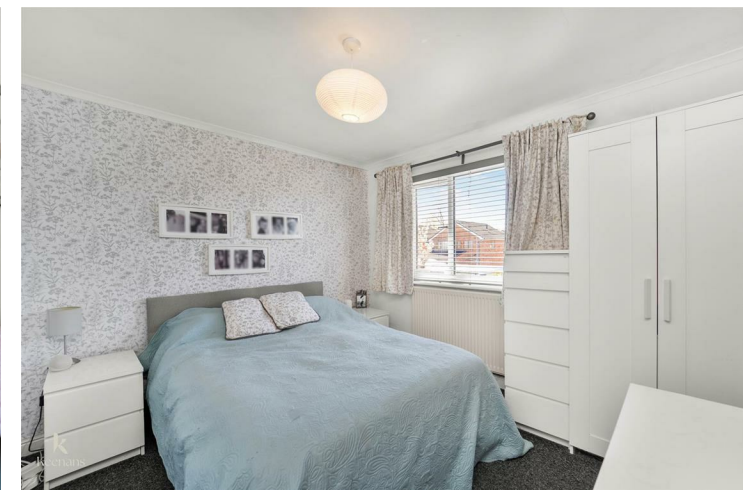
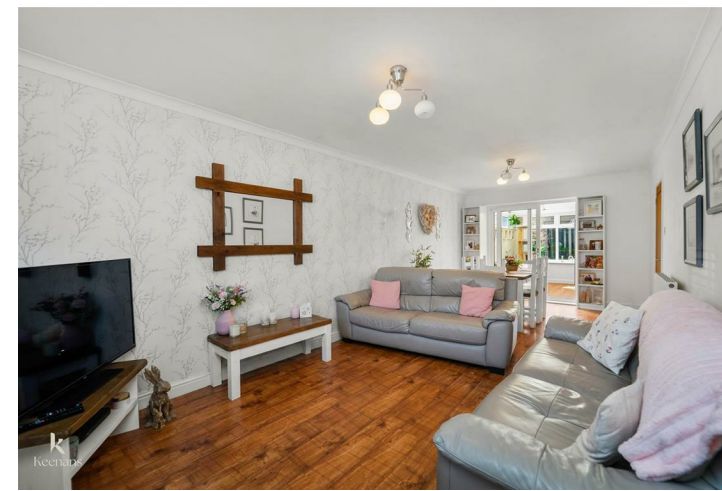
## External

### Front

Paved driveway providing off road parking.

### Rear

Enclosed laid to lawn garden with stone paving.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)