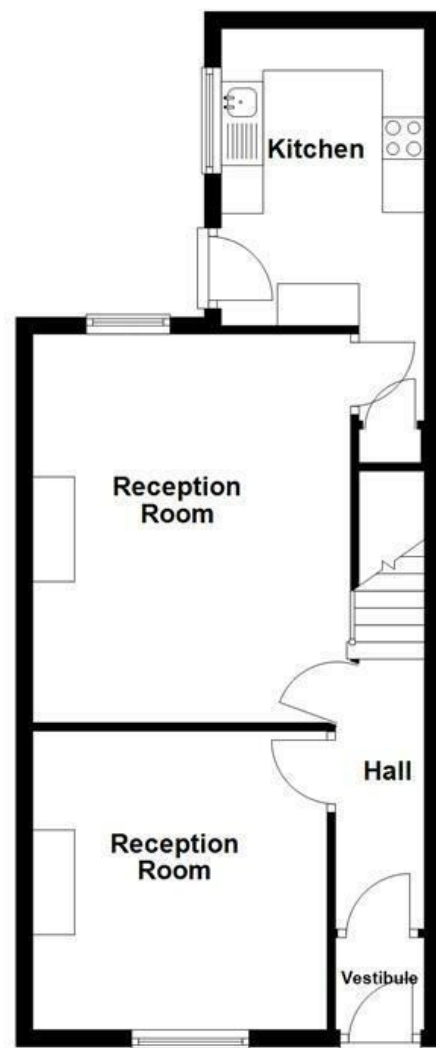


Ground Floor



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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

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.

Burton Street, Rishton, BB1 4PD

£115,000

BRIGHT THREE BEDROOM MID TERRACE PROPERTY

Located in the heart of Rishton, Blackburn, this deceptively spacious three-bedroom mid-terrace house offers an excellent opportunity for families and professionals alike. The property boasts a large rear yard, perfect for outdoor entertaining or simply enjoying the fresh air.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and social gatherings. The bright kitchen is well-appointed, making it a delightful space for culinary pursuits. The property features a generously sized bathroom, ensuring comfort and convenience for all residents. Each of the bedrooms is of a good size, providing a restful retreat at the end of the day.

Situated in a great town location, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This property truly combines space, comfort, and convenience, making it a must-see for anyone looking to settle in Rishton.

This property has been virtually staged in some photos to help you envision your dream home!

Burton Street, Rishton, BB1 4PD

£115,000

3

1

2

D

■ Mid Terraced Property

■ Fitted Kitchen

■ On Street Parking

■ EPC Rating: D

■ Three Bedrooms

■ Three Piece Bathroom

■ Tenure: Leasehold

■ Two Reception Rooms

■ Enclosed Rear Yard

■ Council Tax Band: A

Ground Floor

Vestibule

3'7 x 3'6 (1.09m x 1.07m)

Composite double glazed frosted entrance door, coving and door to hall.

Hall

11'7 x 3'5 (3.53m x 1.04m)

Central heating radiator, smoke alarm, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

11'8 x 11'6 (3.56m x 3.51m)

UPVC double glazed window, central heating radiator, coving, decorative mantle and meter cupboard.

Reception Room Two

15'3 x 12'5 (4.65m x 3.78m)

UPVC double glazed window, central heating radiator, living flame gas fire, slate effect hearth, tiled cheeks, decorative mantle and door to kitchen.

Kitchen

11'8 x 7'11 (3.56m x 2.41m)

UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, Main boiler, space for fridge freezer, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

15'2 x 5' (4.62m x 1.52m)

Loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

15'6 x 11'7 (4.72m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 9'8 (3.05m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'2 x 7'8 (3.71m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

10'3 x 5'2 (3.12m x 1.57m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower over, extractor fan, part tiled elevation and wood effect flooring.

Rear

Enclosed paved yard with gated access to rear.

External

A bedroom with a double bed, a wall-mounted TV, and a window. The room has white walls and a light-colored carpet.

A bedroom with a double bed, a window with red curtains, and two framed pictures on the wall. The room has white walls and a light-colored carpet.

A reception room with a desk, a chair, and bookshelves. The room has white walls and a light-colored carpet.

A rear yard with a paved area and brick walls. The yard is enclosed and has a gate.

A bathroom with a bathtub, a toilet, and a sink. The room has white walls and a light-colored carpet.

A landing with a staircase and white walls. The room has a light-colored carpet.

A bedroom with a fireplace, a window, and a radiator. The room has white walls and a light-colored carpet.

A reception room with a fireplace, a window, and a radiator. The room has white walls and a light-colored carpet.

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