



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		
England & Wales		EU Directive 2002/91/EC 

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Petre Crescent, Rishton, BB1 4RB

Offers Over £250,000

SPACIOUS FAMILY HOME IN RISHTON

Nestled in the charming area of Petre Crescent, Rishton, this delightful house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-equipped kitchen has been thoughtfully knocked through to create a seamless dining area, enhancing the open-plan feel of the home. This design leads you effortlessly into a beautiful conservatory room, which is bathed in natural light and serves as an ideal space for enjoying your morning coffee or unwinding in the evening.

The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. Additionally, there is a third bedroom that can easily be transformed into a home office, catering to the needs of those who work from home or require extra space for hobbies.

Outside, the property features off-road parking for multiple vehicles, conveniently located in front of a large garage. This is a significant advantage for families or those with several vehicles. The well-kept rear garden is a true highlight, offering a laid-to-lawn area complemented by decking spaces, perfect for summer gatherings or quiet evenings under the stars.

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- Semi Detached Property
 - Contemporary Fitted Kitchen With Appliances
 - Off Road Parking And Double Garage
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

5' x 4'9 (1.52m x 1.45m)

Composite double glazed frosted entrance door, central heating radiator, coving, wood effect floor, stairs to first floor and door to reception room.

Reception Room

14'8 x 11'8 (4.47m x 3.56m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights and door to kitchen.

Kitchen

28'1 x 8' (8.56m x 2.44m)

UPVC double glazed window, central heating radiator, coving, spotlights, wall and base units, granite worktops, one and half bowl stainless steel sink with mixer tap and draining ridges, integrated double oven in high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated wine cooler, integrated washing machine, under stairs storage, herringbone wood effect flooring, open access to sun room, door to garage and UPVC double glazed frosted door to side.

Sun Room

12'8 x 9'9 (3.86m x 2.97m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, log burner, herringbone wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7' x 5'6 (2.13m x 1.68m)

UPVC double glazed window and doors to three bedrooms and bathroom.

Bedroom One

12' x 8'3 (3.66m x 2.51m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Bedroom Two

10' x 8'3 (3.05m x 2.51m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three/Dressing Room

7'6 x 6'9 (2.29m x 2.06m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

Bathroom

7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed windows, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan and part tiled elevation.

External

Front

Block paved driveway leading to garage.

Garage

16'5 x 12'3 (5.00m x 3.73m)

Up and over door, power, lighting and UPVC double glazed frosted door to side.

Rear

Enclosed laid to lawn garden, stone chips and paved covered seating area.



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