



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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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Somerset Road, Rishton, BB1 4BP

£225,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Nestled on Somerset Road in the charming area of Rishton, this delightful two double bedroom semi-detached house is a true gem. Presented and maintained to the highest standard, this property offers a seamless blend of style and comfort, making it an ideal home for small families or couples eager to settle in without delay.

One of the standout features of this home is the enviable detached garage, providing ample storage with added bonus for a workshop. The property boasts generous off-road parking, ensuring convenience for residents and guests alike. The beautifully landscaped gardens create a serene outdoor space, perfect for relaxation or entertaining.

Inside, the open plan living space is designed for modern living, allowing for a natural flow between areas. The interiors are stylishly appointed, reflecting the care and attention to detail that the current owners have invested in their home. Every corner of this property has been thoughtfully updated, ensuring that no detail has been overlooked.

Location is key, and this property does not disappoint. It is conveniently situated near bus routes, local schools, and a variety of amenities, making daily life easy and accessible. Additionally, excellent network links to Blackburn, Accrington, Clitheroe, and major motorways ensure that commuting is a breeze.

Somerset Road, Rishton, BB1 4BP

£225,000

2 1 2 D

- Semi Detached Property
- Contemporary Fitted Kitchen With Appliances
- Off Road Parking And Garage
- EPC Rating: D
- Two Double Bedrooms
- Modern Three Piece Shower Room
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Porch

5'3 x 1'11 (1.60m x 0.58m)

UPVC double glazed sliding entrance door, UPVC double glazed frosted window, wood effect laminate floor and oak single glazed door to hall.

Hall

13'10 x 5'11 (4.22m x 1.80m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, meter cupboard, under stairs storage, wood effect laminate floor, stairs to first floor, oak doors to reception room one and WC and bi-fold door to kitchen.

WC

4'8 x 2'4 (1.42m x 0.71m)

UPVC double glazed frosted window, dual flush WC, wall mounted corner wash basin with mixer tap, extractor fan, tiled elevation and wood effect laminate flooring.

Reception Room One

14'10 x 11'8 (4.52m x 3.56m)

UPVC double glazed inset bay window, central heating radiator, coving, gas fire, granite effect hearth and surround, TV point, wood effect laminate floor and open access to reception room two.

Reception Room Two

8'10 x 8'9 (2.69m x 2.67m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed sliding door to rear.

Kitchen

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, coving, spotlights, panel wall and base units, granite effect worktops, tiled splash back, ceramic Belfast sink with mixer tap, three door range cooker with seven burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine and tile effect vinyl flooring.

First Floor

Landing

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, smoke alarm, loft access with pull down ladders, boiler cupboard with Worcester boiler and oak doors to bedrooms and shower room.

Bedroom One

11'9 x 10'8 (3.58m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9 x 10'5 (3.58m x 3.18m)

UPVC double glazed window and central heating radiator.

Shower Room

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk-in shower, wood clad ceiling and wood effect lino flooring.

Second Floor

Loft Room

18'3 x 8'4 (5.56m x 2.54m)

External

Front

Stone chips, bedding areas and driveway leading to garage.

Rear

Enclosed garden, Indian stone paving, stone chippings, water and electric point, access to external store room and garage.

Store Room

13'1 x 5'7 (3.99m x 1.70m)

Hardwood single glazed window, power, lighting and door to garage.

Garage

18'6 x 9'3 (5.64m x 2.82m)

Electric up and over door, power and lighting.

