



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(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

### Asking Price £250,000

INVITING THREE BEDROOM SEMI-DETACHED IN RISHTON

Nestled on Somerset Road in the charming area of Rishton, Blackburn, this delightful semi-detached property offers a perfect blend of comfort and practicality. With three well-appointed bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that exudes a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-equipped kitchen, which doubles as a dining area, is designed for both functionality and style. It seamlessly connects to a well-kept rear yard, providing an excellent space for outdoor enjoyment. Additionally, the kitchen is adjoined by a useful utility room, enhancing the overall convenience of the home.

The property features two generously sized double bedrooms on the upper level, offering ample space for rest and relaxation. A third smaller bedroom, complete with fitted wardrobes, is perfect for guests or can serve as a home office, catering to various lifestyle needs.

For those with vehicles, off-road parking is available in front of the garage, ensuring ease of access and security. This property not only boasts a practical layout but also benefits from its location in a friendly neighbourhood, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property presents an excellent opportunity in the heart of Blackburn.

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# Somerset Road, Rishton, BB1 4BP

## Asking Price £250,000



- Beautifully Presented Semi Detached Property
- Fitted Dining Kitchen
- Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Additional Utility
- Tenure Freehold
- Three Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Vestibule

5'1 x 2'9 (1.55m x 0.84m)

UPVC double glazed frosted front door and windows, tiled flooring and door to hall.

#### Hall

12'11 x 5'9 (3.94m x 1.75m)

Central heating radiator, meter cupboard, doors leading to reception room, kitchen/dining area and stairs to first floor.

#### Reception Room

14'6 x 11'11 (4.42m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, living flame gas fire, television point and wood effect flooring.

#### Kitchen/Dining Area

18'1 x 9'2 (5.51m x 2.79m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge, wood effect flooring, door to utility and UPVC double glazed sliding door to rear.

#### Utility

8'0 x 6'10 (2.44m x 2.08m)

UPVC double glazed window, central heating radiator, base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for under counter freezer, wood effect flooring, door to garage and UPVC double glazed door to rear.

#### Garage

17'4 x 7'11 (5.28m x 2.41m)

### First Floor

#### Landing

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

UPVC double glazed frosted window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'8 x 11'0 (3.86m x 3.35m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

11'0 x 10'11 (3.35m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

8'7 x 6'9 (2.62m x 2.06m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, fitted storage, spotlights, tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving and slate chippings.

#### Front

Indian stone paved driveway, slate chippings and mature shrubbery.

