


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Westwood Avenue, Rishton, BB1 4BZ

### £240,000

AN ENVIABLE DETACHED TRUE BUNGALOW

Offering an abundance of indoor and outdoor space, two double bedrooms and neutral decoration, this enviable detached true bungalow is being proudly welcomed to the market in the desirable location of Rishton. A complete blank canvas, this property is bursting with potential ready for any potential buyer to put their own stamp on! With added garage, external unit which would make the perfect workshop or home office, ample off road parking and no chain delay, this property is truly the perfect home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen diner, two double bedrooms and a three piece bathroom suite. Both bedrooms benefit from fitted wardrobes whilst the kitchen leads on to a utility room. The utility room provides access on to a WC and open on to the garage, as well as access out to the rear. Externally there is a laid to lawn garden to the rear with paving, bedding, stone chip areas, two timber storage sheds and access on to the external unit. To the front there is a laid to lawn garden with bedding, resin drive and pathway and access on to the garage and external unit.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Westwood Avenue, Rishton, BB1 4BZ

## £240,000

 **2**  **1**  **1**  **E**

- Detached Bungalow
  - Fitted Kitchen With Separate Utility Room
  - Off Road Parking And Garage
  - EPC Rating: E
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden With Ample Storage
  - Council Tax Band: D

### Ground Floor

#### Vestibule

3' x 2'8 (0.91m x 0.81m)

UPVC double glazed frosted entrance door, hardwood single glazed frosted door to hall.

#### Hall

16'1 x 6'7 (4.90m x 2.01m)

Central heating radiator, coving, air vent, smoke alarm, storage cupboard and doors to reception room, kitchen, two bedrooms and bathroom.

#### Reception Room

16'11 x 12' (5.16m x 3.66m)

Three UPVC double glazed windows, two central heating radiators, coving, four feature wall lights, gas fire, brick effect surround and TV point.

#### Kitchen

18'8 x 9'7 (5.69m x 2.92m)

UPVC double glazed box window, central heating radiator, coving, spotlights, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for dishwasher, breakfast bar, tile effect kamdean flooring and hardwood door to utility room.

#### Utility Room

10'1 x 9'9 (3.07m x 2.97m)

Central heating radiator, plumbing for washing machine, space for dryer, Remeha boiler, lino flooring, door to WC, open access to garage and UPVC double glazed frosted door to rear.

#### Garage

21'1 x 10'1 (6.43m x 3.07m)

UPVC double glazed frosted window, power, lighting, storage cupboard and Aluminium double garage doors.

#### Bedroom One

13'8 x 12' (4.17m x 3.66m)

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

#### Bedroom Two

13'8 x 12' (4.17m x 3.66m)

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

#### Bathroom

12'5 x 6'5 (3.78m x 1.96m)

UPVC double glazed frosted window, central heating radiator, loft access, dado rail, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, integrated linen cupboard and tiled elevation.

#### External

### Front

Laid to lawn garden, bedding areas, resin drive, path and access to garage and extractor unit.

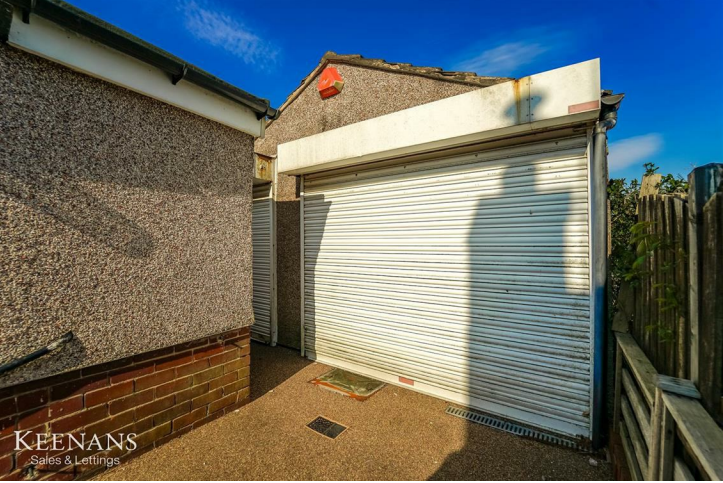
### Rear

Laid to lawn garden, paving, stone chips, two timber sheds and access to external unit.

### External Unit

21'8 x 14'5 (6.60m x 4.39m)

UPVC double glazed window, power, lighting, water, roller shutter door and hardwood single glazed frosted door.



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