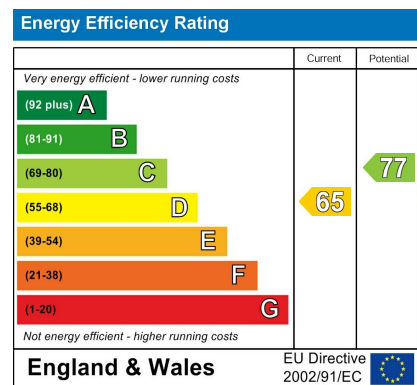
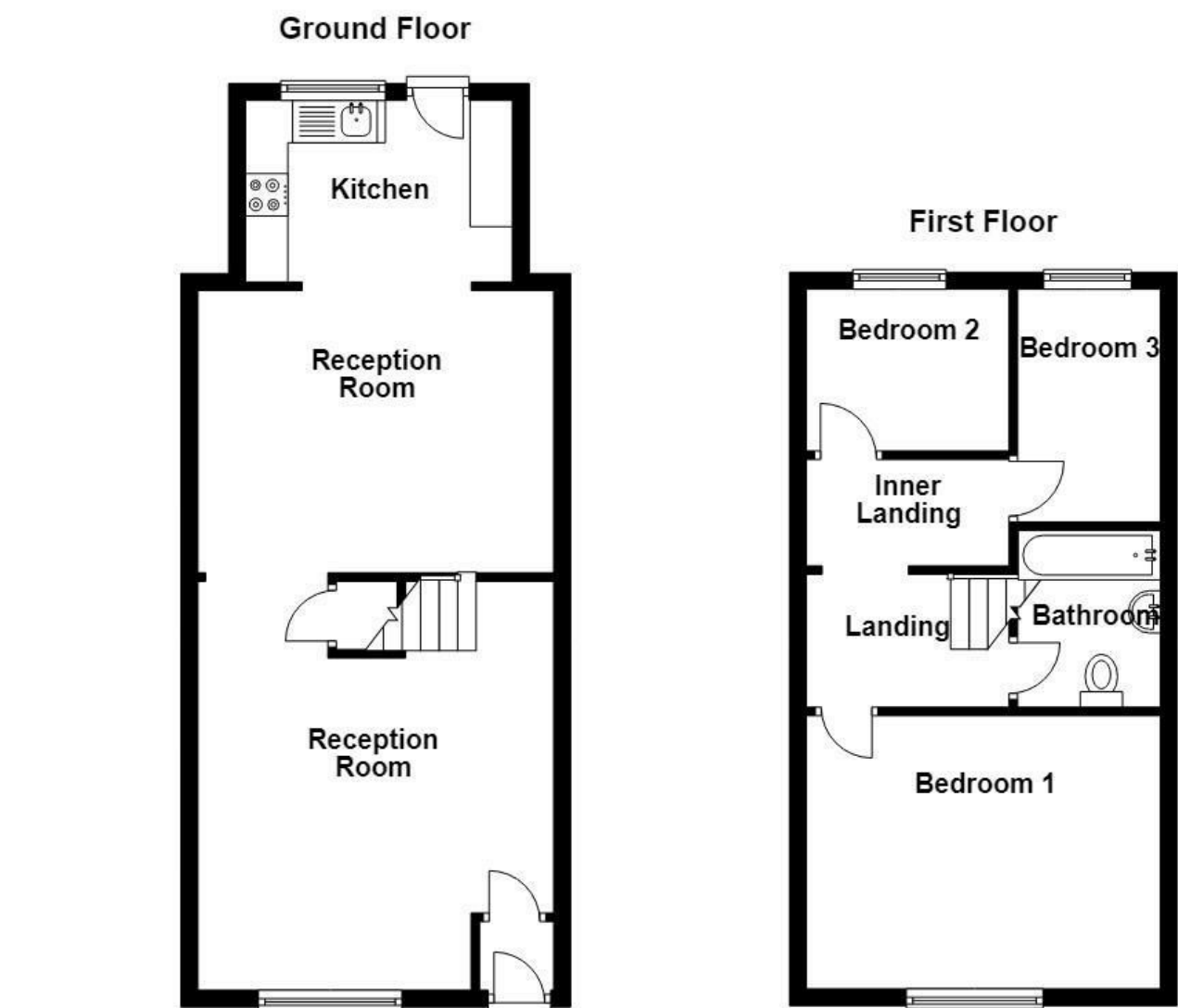




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

# Cliff Street, Rishton, BB1 4EF

## £115,000

AN IMPRESSIVE THREE BEDROOM MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with neutral decor, spacious rooms and stunning open plan living area, this fantastic three bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Rishton. Benefitting from two double bedrooms, two reception rooms and modern fixtures and fittings, this enviable property is the perfect first time home not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads openly on to a second reception room and staircase to the first floor. The second reception room guides you on openly to a modern kitchen. The first floor comprises of doors on to three spacious bedrooms and a modern three-piece bathroom suite. Externally there is an enclosed yard to the rear.

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

# Cliff Street, Rishton, BB1 4EF

£115,000

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- EPC Rating TBC
  - On Road Parking
  - Beautifully Presented
  - Tenure Leasehold
- Council Tax Band A
  - Fitted Kitchen
  - Nearby Schools
- Leasehold Property
  - Stunning Neutral Bathroom
  - Spacious Rooms

## Ground Floor

### Vestibule

3'02 x 2'11 (0.97m x 0.89m )  
Tiled floor, oak door to reception room one.

### Reception Room One

16'10 x 13'04 (5.13m x 4.06m )

### Reception Room Two

13'04 x 10'10 (4.06m x 3.30m )  
Central heating radiator, two feature wall lights, open to kitchen.

### Kitchen

12'03 x 7'02 (3.73m x 2.18m )  
UPVC double glazed window, UPVC double glazed velux window, range of wood effect wall and base units, granite effect worktops, integrated electric oven with four ring gas electric hob and extractor hood, tiled backsplash, stainless steel sink with drainer and mixer tap. plumbing for washing machine, space for fridge/freezer, spotlights, tile floor, door to the rear.

## First Floor

### Landing

6'04 x 5'07 (1.93m x 1.70m )  
Loft access, smoke alarm, doors to bedroom one and bathroom.

### Inner landing

7'10 x 4'1 (2.39m x 1.24m)  
Doors to two bedrooms.

### Bedroom One

13;04 x 10'11 (3.96m;1.22m x 3.33m )  
UPVC double glazed window, central heating radiator.

### Bedroom Two

13'04 x 8 (4.06m x 2.44m)  
UPVC double glazed window, central heating radiator.

### Bedroom Three

11'5 x 6'8 (3.48m x 2.03m )

### Bathroom

8'01 x 6'08 (2.46m x 2.03m )

CHROME heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with main feed shower, full tiled elevations, spotlights, wood effect floor.



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