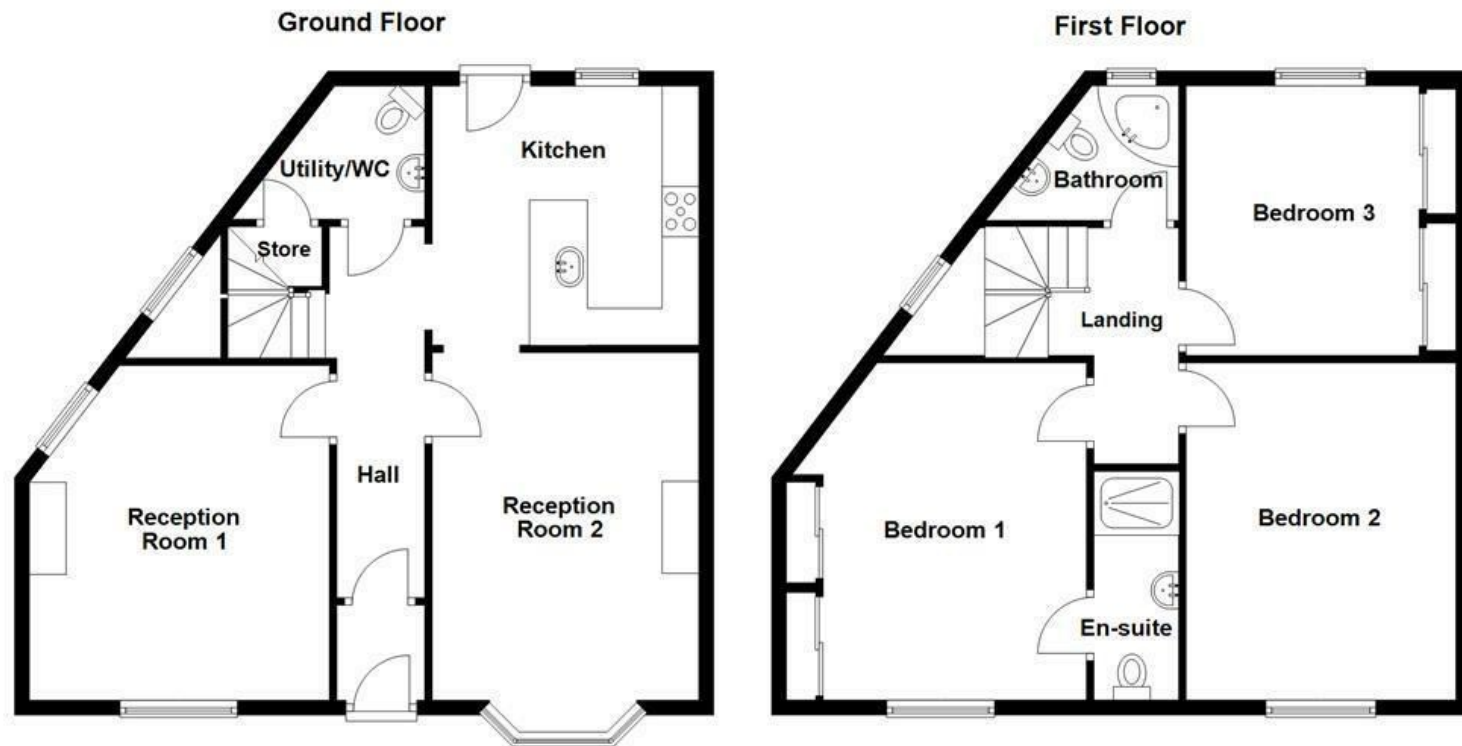




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harwood Road, Rishton, BB1 4DZ

£190,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with an abundance of indoor space, stunning original features and modern fixtures and fittings, this enviable three double bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rishton. With neutral decorations, two living areas, two bathrooms and stylish interiors, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. A credit to the current owners, this property has been transformed into a contemporary and stylish home truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen, WC/utility room and houses a staircase to the first floor. The second reception room leads openly on to the kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed yard to the rear with decking, Indian stone paving, outbuilding, power and lighting. To the front there is an Indian stone courtyard.

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

Harwood Road, Rishton, BB1 4DZ
£190,000

 3  3  2  D

- Beautifully Presented End Terrace Property
 - Spacious Interiors Throughout
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Rear Yard
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'3 x 3'11 (1.30m x 1.19m)
Composite double glazed frosted front door, coving, ceiling rose, original tiled flooring and hardwood single glazed leaded door to hall.

Hall

16'6 x 3'11 (5.03m x 1.19m)
Central heating radiator, coving, corbel, original tiled flooring, hardwood doors to two reception rooms, utility/WC, open to kitchen and stairs to first floor.

Reception Room One

14'11 x 13'5 (4.55m x 4.09m)
Two UPVC double glazed windows, central heating radiator, coving, picture rail, ceiling rose, gas fire with granite effect hearth and surround and television point.

Reception Room Two

17'8 x 11'11 (5.38m x 3.63m)
UPVC double glazed bay window with integrated storage, central heating radiator, coving, ceiling rose, cast iron multifuel burner with stone hearth, two feature wall lights, wood effect laminate flooring and open to kitchen.

Kitchen

11'11 x 11'9 (3.63m x 3.58m)
UPVC double glazed window, central heating radiator, spotlights, range of high gloss wall and base units with solid wood work surfaces, tiled splashback, inset stainless steel sink and high spout spring mixer tap, four door Belling range cooker, integrated fridge and freezer, integrated dishwasher, integrated wine cooler, integrated microwave, under unit lighting, lino flooring with underfloor heating and UPVC double glazed door to rear.

Utility/WC

8'9 x 5'11 (2.67m x 1.80m)
UPVC double glazed frosted window, plumbing for washing machine, space for dryer, dual flush WC, wall mounted wash basin with mixer tap, understairs storage, PVC to ceiling, spotlights and tiled flooring.

First Floor

Landing

13'0 x 10'8 (3.96m x 3.25m)
UPVC double glazed frosted window, coving, picture rail, ceiling rose, hardwood doors to three bedrooms and bathroom.

Bedroom One

14'11 x 13'5 (4.55m x 4.09m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and hardwood door to en suite.

En Suite

10'2 x 4'1 (3.10m x 1.24m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall steam shower enclosed, PVC panelled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'4 x 12'0 (4.37m x 3.66m)
UPVC double glazed window, central heating radiator, coving, picture rail and ceiling rose.

Bedroom Three

12'0 x 12'0 (3.66m x 3.66m)
UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bathroom

8'9 x 6'0 (2.67m x 1.83m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with waterfall mixer tap, dual flush WC, corner panel bath with waterfall mixer tap and overhead direct feed shower, tiled elevations, spotlights, PVC to ceiling and lino flooring.

External

Rear

Decked yard with pergola, spotlights, power sockets, Indian stone paving and timber shed.

Front

Forecourt with Indian stone paving.



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