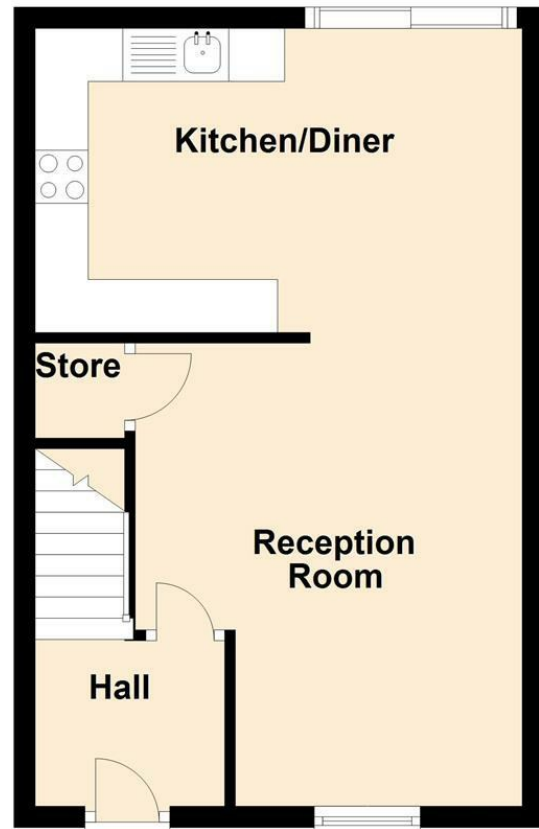


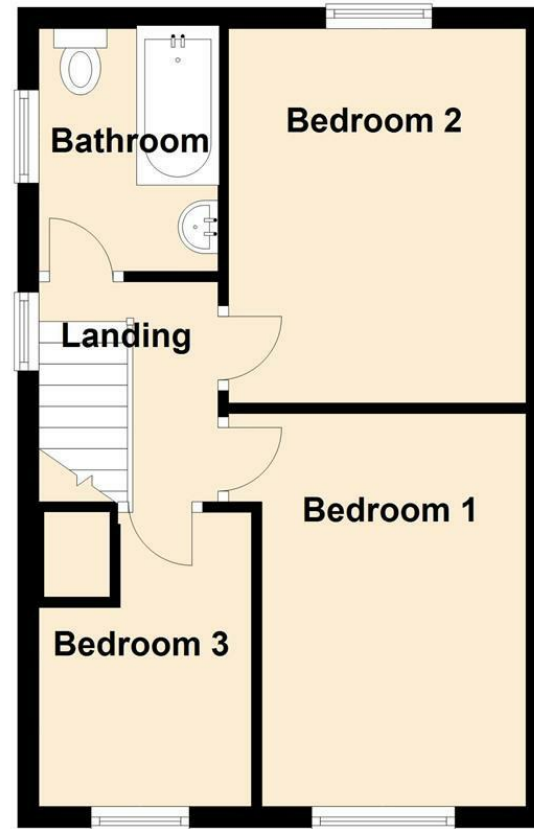
Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	71
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.



Petre Crescent, Blackburn, BB1 4RG

Offers Over £195,000

THREE BEDROOM SEMI DETACHED PROPERTY IN RISHTON

Situated in the charming area of Petre Crescent, Rishton, Blackburn, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious open plan living, dining, and kitchen area, creating a warm and inviting space perfect for both relaxation and entertaining.

The well-designed layout ensures that natural light floods the interior, enhancing the overall ambience of the home. The three bedrooms offer ample space for rest and personalisation, catering to the needs of a growing family or providing versatile options for guests or a home office.

The property features a three-piece bathroom suite, ensuring convenience and comfort for all residents. Externally, the home is complemented by a front garden and a driveway, providing parking for one vehicle. The rear garden is fully enclosed and designed for low maintenance, making it an ideal space for outdoor enjoyment without the burden of extensive upkeep.

This semi-detached house in Rishton is not just a home; it is a lifestyle choice, offering a blend of comfort, practicality, and a welcoming community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Petre Crescent, Blackburn, BB1 4RG

Offers Over £195,000

 3  1  0  C

- Tenure Leasehold
 - Low Maintenance Front and Rear Gardens
 - EPC Rating C
 - Easy Access To Major Network Links
- Three Bedrooms
 - Driveway For Off Road Parking
 - Viewing Essential
- Open Plan Living/Dining/Kitchen Area
 - Council Tax Band B
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door leading into hallway.

Hallway

Stairs to first floor, smoke alarm and central heating radiator.

Open Plan Living

14'0" x 8'10" (4.27 x 2.69)

UPVC double glazed window, living flame gas fire, access to under stairs storage, coving to the ceiling and open to the Kitchen.

Kitchen

15'0" x 9'11" (4.57 x 3.02)

Range of wall and base units, laminate work surfaces and tiled splash backs, four ring gas hob, electric oven and extractor, stainless steel sink, drainer and mixer tap, plumbing for washing machine, wall mounted boiler, central heating radiator, wooden effect vinyl flooring, coving to the ceiling, UPVC double glazed window and UPVC double glazed patio doors to garden.

First Floor

Landing

Loft access, smoke alarm and a UPVC double glazed window.

Bedroom One

12'0" x 9'0" (3.66 x 2.74)

UPVC double glazed window and a central heating radiator.

Bedroom Two

11'1" x 9'0" (3.38 x 2.74)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'0" x 6'1" (2.74 x 1.85)

UPVC double glazed window, central heating radiator, access to over stairs storage and wooden effect laminate flooring.

Bathroom

Three piece suite comprising of, panelled bath with electric shower over, wash hand basin and low suite WC, fully tiled elevations, central heating radiator, vinyl flooring and a frosted UPVC double glazed window.

External

Low maintenance front garden with shrubbery and a tarmacadam driveway.

Rear

Enclosed rear garden with artificial grass and paved patio areas.

Front

Drive for off road parking, low maintenance paved garden with bedding areas.



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