



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	89
(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.

Talbot Street, Rishton, BB1 4NZ

Offers Over £130,000

AN IMPRESSIVE TWO BEDROOM MID TERRACE HOME SOLD WITH NO CHAIN

Situated on Talbot Street in the charming area of Rishton, Blackburn, this stunning two-bedroom mid-terrace house presents an exceptional opportunity for first-time buyers. Recently renovated to a high standard, this stylish home is ready for you to move in without any chain delays.

As you enter, you are welcomed into a spacious lounge that boasts a cosy fire feature and elegant panelled walls, creating a warm and inviting atmosphere. The modern kitchen diner is a true highlight, featuring a convenient breakfast bar, perfect for casual dining or entertaining guests. Additionally, a separate utility area and a WC enhance the practicality of the space.

Upstairs, you will find two generously sized double bedrooms, providing ample room for relaxation and rest. The luxurious three-piece bathroom adds a touch of sophistication, ensuring comfort and convenience for all residents.

One of the standout features of this property is the large rear yard, which offers a lovely outdoor space that is not overlooked, providing a sense of privacy and tranquillity. The inclusion of solar panels further enhances the property's appeal, promoting energy efficiency and sustainability.

Talbot Street, Rishton, BB1 4NZ

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 2  1  1  B

- Beautifully Presented Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating B
- Two Bedrooms
- Modern Three Piece Bathroom
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'8 x 3'3 (1.12m x 0.99m)

Reception Room

14'4 x 13'7 (4.37m x 4.14m)

Kitchen

13'9 x 9'10 (4.19m x 3.00m)

Utility Room

10'6 x 5'1 (3.20m x 1.55m)

WC

5'1 x 2'2 (1.55m x 0.66m)

First Floor

Landing

7'6 x 5'3 (2.29m x 1.60m)

Bedroom One

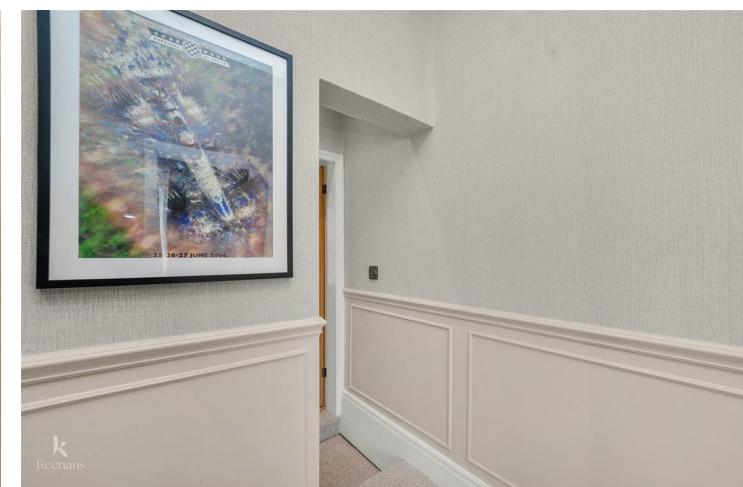
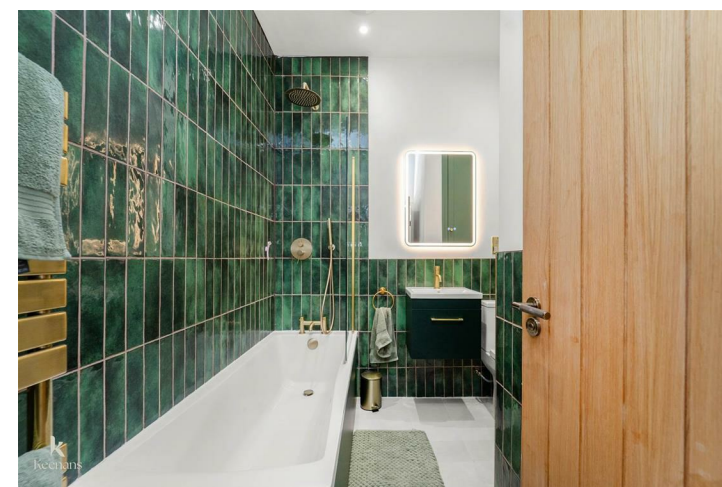
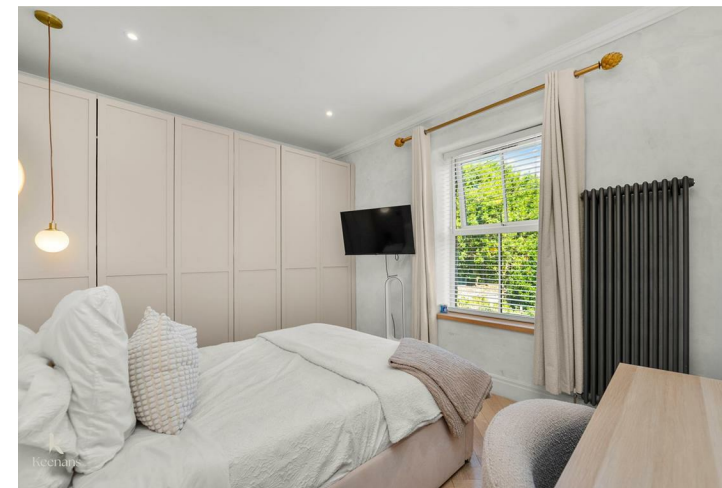
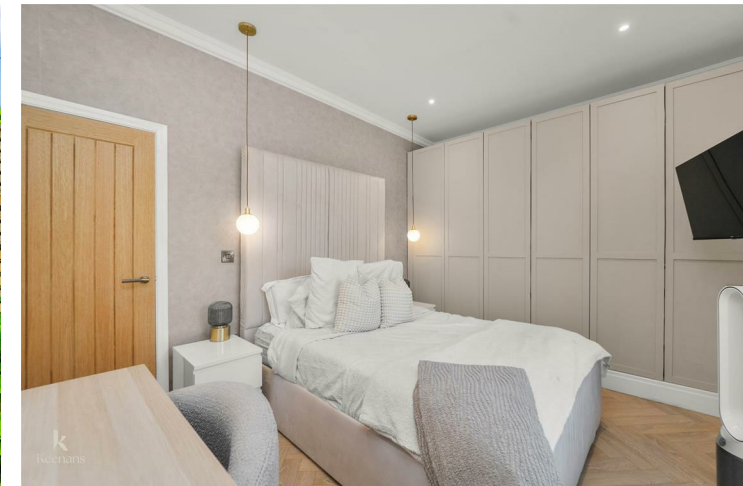
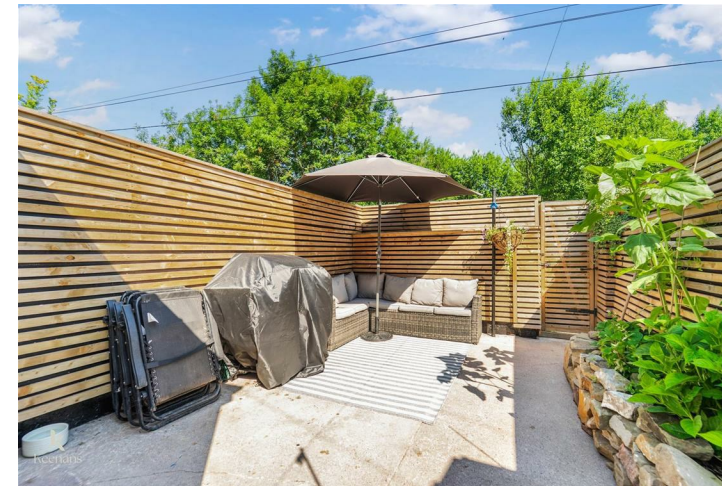
13'9 x 9'5 (4.19m x 2.87m)

Bedroom Two

13' x 10'10 (3.96m x 3.30m)

Bathroom

7'11 x 7'5 (2.41m x 2.26m)



Tel: 01254389384

www.keenans-estateagents.co.uk