

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Pine Close, Rishton, BB1 4JX

Offers Over £200,000

THREE BED SEMI DETACHED HOME IN RISHTON

Located in the tranquil residential area of Pine Close, Rishton, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. With its close proximity to local amenities, schools, and easy access to the M65 motorway network, this property is ideally situated for both daily living and commuting.

Upon entering, you are welcomed by a spacious hallway that leads to a well-appointed WC and two inviting reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen is designed for practicality and style, making meal preparation a delight.

The first floor boasts three generous bedrooms, each offering ample space for rest and personalisation. Completing this floor is a stunning newly fitted three-piece family shower room, designed with contemporary fixtures to enhance your daily routine.

Externally, the property features a beautifully tiered landscaped garden at the rear, providing a serene outdoor space for family gatherings or quiet moments. The front of the house offers off-road parking for multiple vehicles, ensuring convenience for you and your guests.

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 3  1  2  D

- EPC Rating D
 - Three Bedrooms
 - Driveway
- Two Reception Rooms
 - Three Piece Shower Room
 - Popular Location
- Fitted Kitchen
 - Front and Rear Gardens
 - Viewing Essential

Ground Floor

.Entrance

UPVC double glazed frosted door to hall.

Hall

8'2 x 4'2 (2.49m x 1.27m)

Central heating radiator, doors to WC, reception room and stairs to first floor.

WC

4'8 x 3'7 (1.42m x 1.09m)

UPVC double glazed frosted window, wall mounted wash basin with mixer tap and splash back, dual flush WC and tiled floor.

Reception Room

13'7 x 10'11 (4.14m x 3.33m)

UPVC double glazed window, coving to ceiling, central heating radiator, television point, electric fire with stone surround and double doors to dining room.

Dining Room

10' x 9'9 (3.05m x 2.97m)

UPVC double glazed sliding doors to the rear, central heating radiator, coving to ceiling and door to the kitchen.

Kitchen

9'10 x 9'9 (3.00m x 2.97m)

Range of wall and base units with laminate worktops and tiled splashbacks, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, built in oven, four ring gas hob and extractor hood, tiled flooring, central heating radiator, UPVC double glazed window and UPVC double glazed door with window to the rear.

First Floor

Landing

6'5 x 2'8 (1.96m x 0.81m)

UPVC double glazed window, loft access, doors to three bedrooms and shower room.

Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Two

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Three

9'8 x 8'2 (2.95m x 2.49m)

UPVC double glazed window, coving and central heating radiator.

Shower Room

8'1 x 4'7 (2.46m x 1.40m)

Dual flush WC, vanity top wash basin with mixer tap, direct feed double rainfall shower enclosure, spotlights, central heating towel rail, tiled elevations, tiled effect flooring and UPVC double glazed frosted window.

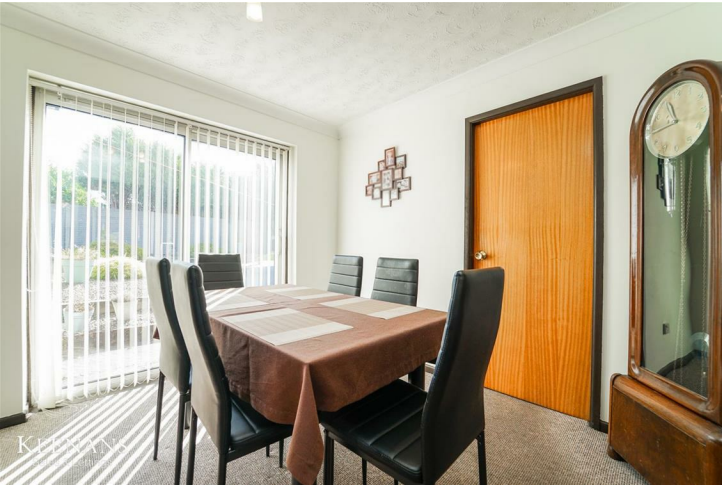
External

Front

Laid to lawn garden with driveway.

Rear

Tiered stone chipped rear garden with bedding areas, mature shrubs and shed.



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