



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 60      | 80        |
| 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.

## Livesey Street, Rishton, BB1 4LS

### £90,000

#### TWO BEDROOM TERRACE IN BLACKBURN

Nestled on Livesey Street in the charming town of Rishton, Blackburn, this delightful house presents an excellent opportunity for couples seeking their first home. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining guests. The low-maintenance rear yard offers a perfect outdoor retreat, allowing you to enjoy the fresh air without the burden of extensive upkeep.

Inside, you will find a spacious double bedroom, ideal for creating a comfortable sanctuary. Additionally, there is a second bedroom that grants access to a carpeted loft space, which can be utilised for storage or transformed into a cosy study or play area, depending on your needs.

This home is not only practical but also perfectly suited for those embarking on their journey together. With its inviting atmosphere and convenient location, it is a wonderful place to start building memories. Don't miss the chance to make this charming property your own.

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Livesey Street, Rishton, BB1 4LS  
£90,000

 2  1  2  D

- End Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

**Vestibule**  
3'3 x 2'10 (0.99m x 0.86m)  
UPVC double glazed frosted entrance door and door to hall.

**Hall**  
10'11 x 2'10 (3.33m x 0.86m)  
Stairs to first floor and doors to two reception rooms.

**Reception Room One**  
11' x 8'10 (3.35m x 2.69m)  
UPVC double glazed window, central heating radiator and marble effect hearth and surround.

**Reception Room Two**  
13' x 11'6 (3.96m x 3.51m)  
UPVC double glazed window, central heating radiator, under stairs storage and open access to kitchen.

**Kitchen**  
12'10 x 7'6 (3.91m x 2.29m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, plumbing for washing machine, space for fridge freezer, tile effect floor and door to rear.

First Floor

**Landing**  
5'7 x 5'4 (1.70m x 1.63m)  
Doors to two bedrooms and bathroom.

**Bedroom One**  
12'10 x 11'1 (3.91m x 3.38m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
11'10 x 7' (3.61m x 2.13m)  
UPVC double glazed window, central heating radiator and loft access.

**Bathroom**  
9'2 x 5'3 (2.79m x 1.60m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, boiler and tile effect flooring.

External

**Front**  
Courtyard with paving and gravel chips.

**Rear**  
Enclosed yard, gravel chips and gated access to rear.



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