

**The Bungalow, Back Wheatfield Street, Rishton, Blackburn,  
Lancashire. BB1 4NQ**

**£169,950 Leasehold**

**FOR SALE**



**stones young**  
sales & lettings

Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*DELIGHTFUL TWO DOUBLE BEDROOM TRUE BUNGALOW WITH NO CHAIN DELAY!\*** Situated on an enviable plot in Rishton stands this unique, well appointed and beautifully maintained bungalow, boasting fabulous gardens, driveway parking and large double garage meaning that it has everything required for someone looking to downsize. High interest is expected on this property so early viewing is essential.

Upon entering this admirable property you are greeted by an entrance hallway which provides access to each of the rooms separately creating a real sense of space and a superb layout to highlight this. To the left, is the large lounge which has been decorated beautifully. It offers plenty of space for furniture and gets flooded with light from the open conservatory. An open fire gives a characterful feel to this charming bungalow and the conservatory gives the opportunity to enjoy a close up view of nature when overlooking the garden. Sat adjacent to the lounge is the kitchen diner which has undergone recent improvements to make the space ideally laid out, allowing plenty of worktop space while keeping space for a dining table. Both double bedrooms are located on the right hand side as you enter, both being comfortable double rooms and the master having a tranquil, relaxing feel as you enjoy the tasteful decor. Completing this lovely property internally is the four piece family bathroom in white, with a bath and separate shower enclosure ensuring all needs are catered for. The property is warmed through gas central heating with a two year old combi boiler and benefits from double glazing throughout.

This beautiful property in Rishton is positioned in a flat area of Rishton to ensure bus stops and local shops can be easily accessed on foot. The M65 also sits just a short drive away ensuring that the whole of Lancashire is within easy access. Mature gardens surround this property with separate areas for sitting out and soaking up the sun. The gardens have plenty of space for those who like gardening while remaining easy to maintain for those who are less keen. The three car driveway is accessed through iron gates to provide excellent curb-appeal along with a driveway and car port providing parking for up to three cars. The double garage too is a massive selling point with a vast amount of floorspace allowing room for a large car or a tremendous amount of storage space, both on the ground floor and the specially designed loft. Not only this, but the garage has been plumbed for a washing machine and vented for a tumble dryer which gives the opportunity to also use it as a utility room.

## FEATURES

- Double Garage with Electric Doors, Power and Lighting
- Two Double Bedrooms
- Detached Bungalow on Envious Plot
- Spacious Lounge with Open Fire
- Parking for Three Cars
- Quiet Location with Surrounding Gardens
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Lino Flooring

#### Lounge

15' 03" x 10' 08" (4.65m x 3.25m)

Carpet flooring, open fire, uPVC double glazed window, panel radiator, TV point

#### Conservatory

09' 08" x 06' 01" (2.95m x 1.85m)

In white uPVC double glazed with door to garden, laminate flooring

#### Kitchen

13' 09" x 08' 08" (4.19m x 2.64m)

Range of fitted wall and base units and contrasting worksurfaces, one and a half stainless steel sink, integral fridge, electric oven and gas hob, space for freezer, tiled flooring, panel radiator

#### Bedroom 1

10' 07" x 10' 07" (3.23m x 3.23m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

08' 04" x 08' 04" (2.54m x 2.54m)

Carpet flooring, access to partially boarded loft, uPVC double glazed window, panel radiator

#### Bathroom

07' 04" x 05' 05" (2.24m x 1.65m)

Four piece in white with bath, shower enclosure with electric shower, WC, sink, tiled flooring, tiled floor to ceiling, panel radiator, uPVC double glazed window

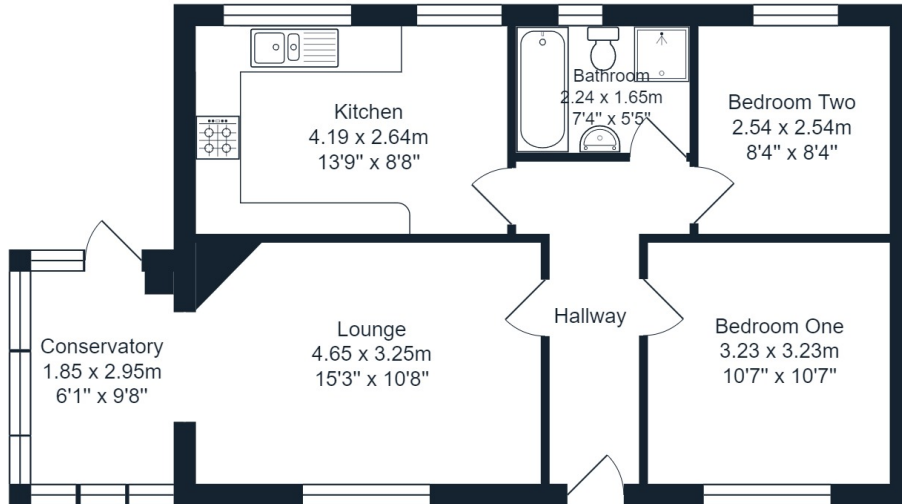
#### Detached Garage

21' 04" x 17' 01" (6.50m x 5.21m)

Double garage with electric roller door, power and lighting, loft space for storage with ladders, plumbed for washing machine and tumble dryer



## FLOORPLAN



### Back Wheatfield Street, Rishton

Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

