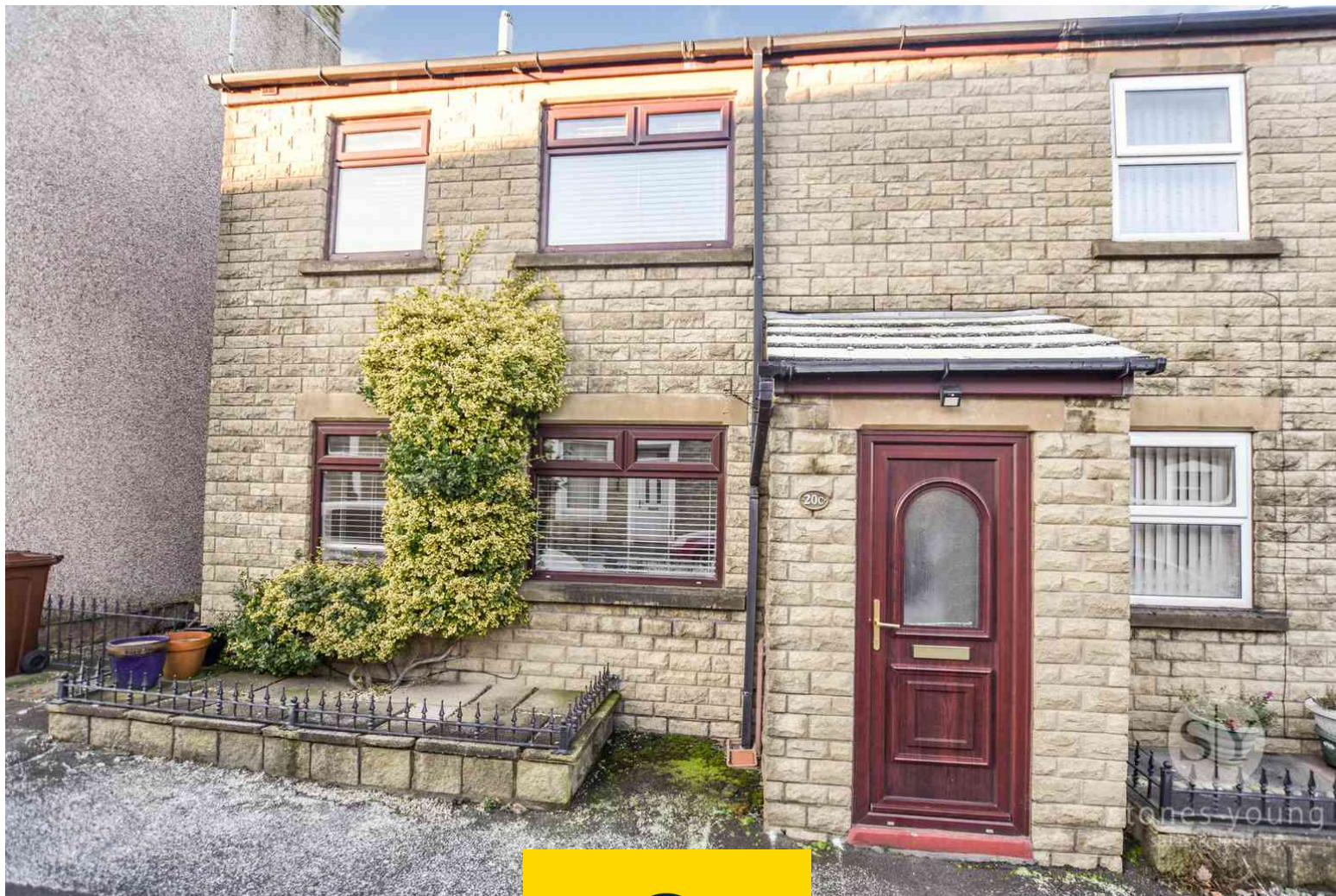


Haworth Street, Rishton, Blackburn, Lancashire. BB1 4HZ

£69,950 Freehold

FOR SALE



stones young  
sales & lettings

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

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## PROPERTY DESCRIPTION

**\*VERSATILE ONE BEDROOM HOME, IDEAL FOR INVESTMENT, DOWNSIZING OR FIRST TIME BUY\*** Located just a short walk from Rishton high street, this quaint cottage, built just 30 years ago presents a lovely opportunity to acquire a unique and sought after property which is ready to move in immediately and comes with plenty of on street parking immediately outside

As you enter the property through the front door, you are greeted by the vestibule; ideal for storage, coats and shoes. Then into the lounge which has been tastefully decorated and provides a cosy space to sit and relax with plenty of space for furniture. Off the lounge is the modern fitted kitchen which has been tastefully finished and complete with fitted appliances including fridge freezer. Extra storage is available in the way of under stair storage.

Heading up the stairs, you will find the bedroom and bathroom. The bedroom is a good sized double and has been neutrally decorated giving a blank canvas for anyone moving in. It also has the added benefit of fitted wardrobes which provide an exceptional amount of storage. The three piece bathroom has been superbly done, with shower over the bath, WC and sink modern flooring and fully tiled walls giving the room a premium finish.

## FEATURES

- Ideal Lock up and Leave
- Perfectly Low Maintenance
- Council Tax Band A
- Potential Rent of £525 pcm
- Double Glazed Throughout
- Not on a Water Meter



## ROOM DESCRIPTIONS

### First Floor

#### Vestibule

Mat flooring, space for shoes and coats

#### Lounge

12' 00" x 11' 08" (3.66m x 3.56m)

Laminate flooring, storage heater, ceiling spotlights, uPVC double glazed window, TV point, phone point

#### Kitchen

08' 08" x 06' 08" (2.64m x 2.03m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, electric hob, integral oven, space for washing machine, integral fridge freezer, under stairs storage, lino flooring, ceiling spotlights, uPVC double glazed window

### First Floor

#### Landing

Carpet flooring, loft access, ceiling spotlights

#### Bedroom 1

11' 11" x 11' 07" (3.63m x 3.53m)

Carpet flooring, fitted wardrobe, storage heater, ceiling spotlights, uPVC double glazed window

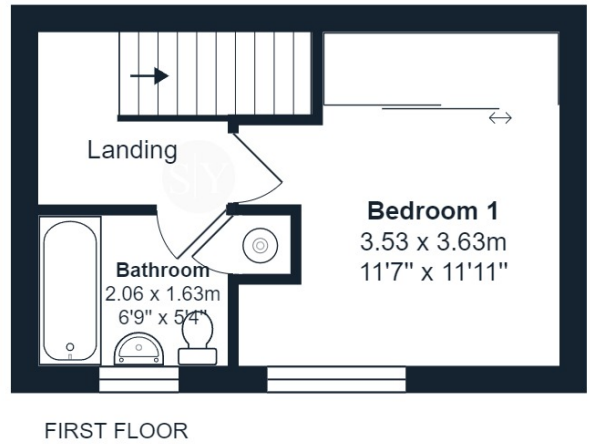
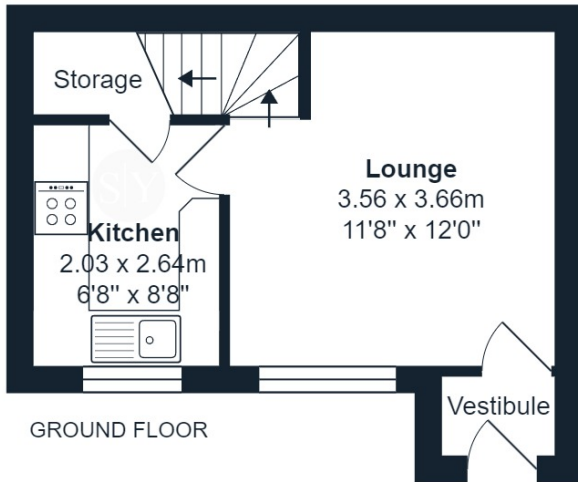
#### Bathroom

06' 09" x 05' 04" (2.06m x 1.63m)

Three piece suite in white, WC, sink, electric shower over bath, lino flooring, tiled floor to ceiling, ceiling spotlights, storage cupboard housing water tank, uPVC double glazed frosted window



## FLOORPLAN & EPC



## Haworth Street, Rishton

Total Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

