

Livesey Street, Rishton, Blackburn, Lancashire. BB1 4DY

Offers Over £135,000 Leasehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

Modern, three bedroom mid-terraced property in a popular Rishton location Fully renovated with modern comforts, including a fitted kitchen, new bathroom, and two spacious reception rooms. This property is ideal for first-time buyers seeking a stylish and practical home which is wonderfully presented throughout with new flooring, oak doors and decorated beautifully neutral tones throughout. Early viewing is essential.

This charming and stylish three bedroom mid-terraced property presents the perfect opportunity for those seeking their ideal first home. Nestled in a popular location, this beautifully renovated residence boasts a plethora of modern comforts and conveniences to suit a contemporary lifestyle. Stepping inside, one is greeted by the inviting ambience of oak doors and fresh new carpets throughout the property. The fully fitted kitchen and sleek new bathroom further enhance the appeal of this home. Offering two reception rooms, residents have the luxury of ample living space to relax and entertain. The efficient combi boiler, a mere 18 months old, guarantees uninterrupted warmth and comfort year-round. With council tax band A and an enclosed rear yard, this property not only promises a cosy sanctuary but also practical living at its finest.

Outside, a delightful patio area provides a serene space for outdoor relaxation or al fresco dining. The enclosed rear yard ensures privacy and security for residents to enjoy the fresh air without leaving the comfort of their own home. Whether savouring a morning cup of coffee or hosting a weekend barbeque, this outdoor space offers endless possibilities for leisure and recreation. Additionally, the property's proximity to local amenities and transport links provides convenience for daily errands and commuting needs. With a seamless blend of modern updates, this home is ready to welcome its new owners into a haven of comfort and style. Don't miss out on the opportunity to make this enchanting property your own and start creating lasting memories in this idyllic retreat.

FEATURES

- Beautifully Presented Mid Terraced Property
- Fully Renovated Throughout
- Ideal First Home
- Three Bedrooms
- Council Tax Band A
- Combi Boiler 18 Months Old
- Two Reception Rooms
- Enclosed Rear Yard
- Popular Location
- No Chain Delay!



ROOM DESCRIPTIONS

Vestibule

New composite front door, 1/2 original tiled wall, mat flooring.

Hallway

Carpet flooring, stairs to first floor, ceiling coving, panel radiator.

Second Reception Room

12' 1" x 11' 4" (3.68m x 3.45m)

Carpet flooring, cupboard housing meter, uPVC double window, ceiling coving, picture rail, panel radiator, tv point, phone point.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Carpet flooring, gas fire place in feature wood surround with marble hearth, uPVC double glazed window, panel radiator, tv point and phone point.

Kitchen

12' 1" x 7' 10" (3.68m x 2.39m)

Range of fitted wall and base units with contrasting upstands and glass splash back, stainless steel sink and drainer. Integral electric oven, microwave, induction hob, extractor fan, fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring, under stair storage, uPVC double glazed window and wooden back door.

First floor

Landing

18' 3" x 5' 6" (5.56m x 1.68m)

Carpet flooring, loft access, space for office/storage.

Bedroom One

14' 9" x 9' 5" (4.50m x 2.87m)

Double with carpet flooring, picture rail, uPVC double glazed window, panel radiator.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Double with carpet flooring, picture rail uPVC double glazed window, panel radiator.

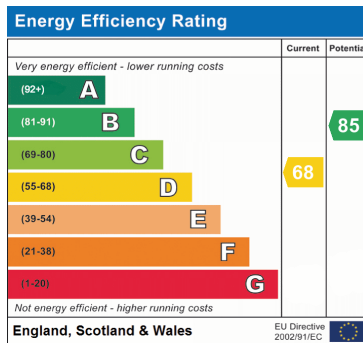
Bathroom

8' 10" x 6' 10" (2.69m x 2.08m)

Three piece in white including shower enclosure with mains fed shower, wall panelling, lino tiled flooring, ceiling spots, uPVC double glazed windows, heated towel radiator.



FLOORPLAN & EPC



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.