

Harwood Road, Rishton, Blackburn, Lancashire. BB1 4DJ

£135,000 Leasehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED STONE BUILT PROPERTY IN RISHTON! Set in this enviable location stands this wonderful mid terraced property, featuring two double bedrooms as well as an attic conversion and tasteful décor throughout. This property would be perfect for first time buyers and investors alike. Viewing is advised to appreciate the accommodation on offer!

This attractive property briefly comprises an entrance vestibule leading in to the open plan lounge and diner with stairs to the first floor and featuring a delightful multifuel burning stove and large sash window allowing the room to be flooded with natural light. Flowing well into the kitchen which provides plenty of storage in the form of base and eye level units along with space for various integrated appliances and access to the rear yard. On the first floor you'll find the generous master bedroom with laminate flooring and a large sash window. A further second bedroom is available as well as the three piece family bathroom suite in white. Completing the property internally is the spacious attic with ceiling spotlights and Velux windows. The property is warmed through gas central heating and benefits from double glazing throughout.

Rishton is a sought after location due to the excellent array of amenities available, many of which are within walking distance to this superb property. On street parking is available directly to the front of the property and to the rear there is an enclosed yard. Early viewing is highly advised for this excellent home.

FEATURES

- Two Bedrooms & Attic Space
- Open Plan Living
- Yard To Rear
- Sough After Rishton Location
- Council Tax Band A
- No Chain Delay!
- Boiler Installed 2021
- Gas Central Heating & uPVC Double Glazing



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Stone flooring.

Lounge / Diner / Kitchen

45' 4" x 13' 3" (13.82m x 4.04m)

Lounge

Wood flooring, fireplace with multifuel stove.

Dining Room

Wood flooring, meter cupboard, uPVC double glazed sash window, panel radiator.

Kitchen / Diner

Range of fitted wall and base units and contrasting work surfaces, ceramic sink and drainer, electric range cooker with gas hob, integral dishwasher, space for washing machine, space for fridge freezer, wooden double glazed Velux window, benched seating area, ceiling spotlights, uPVC double glazed sash window x2.

First Floor

Landing

Carpet flooring, stairs to attic room.

Bedroom One

8' 5" x 13' 3" (2.57m x 4.04m) Laminate flooring, uPVC double glazed sash window, panel radiator, TV point.

Bedroom Two

13' 3" x 6' 9" (4.04m x 2.06m) Laminate flooring, uPVC double glazed sash window, panel radiator.

Bathroom

9' 2" x 6' 2" (2.79m x 1.88m) Three piece suite in white, wooden flooring, mains fed shower over bath, sink, w/c, ceiling spotlights, heated towel radiator, uPVC double glazed frosted sash window.

Attic

Attic

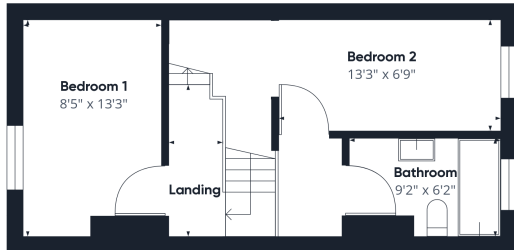
23' 10" x 11' 6" (7.26m x 3.51m) Carpet flooring, ceiling spotlights, wooden uPVC double glazed Velux window x2, panel radiator, TV point.



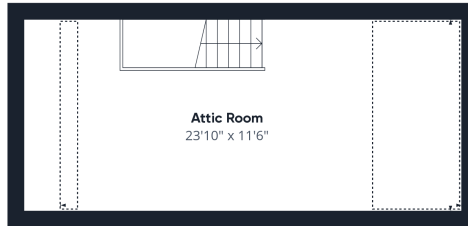
FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1195.51 ft²

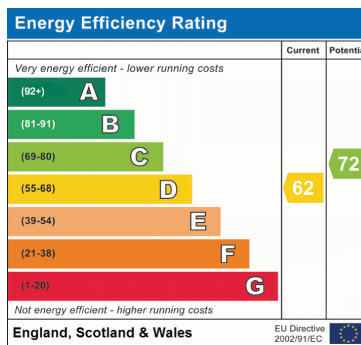
Reduced headroom
71.6 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

