

Burton Street, Rishton, Blackburn, Lancashire. BB1 4PD

£90,000 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE Situated in this desirable location stands this two bedroom terraced property presented to the market with no chain delay! This perfectly priced property allows a great opportunity for first time buyers looking to get on to the property ladder or investors looking to generate income without additional investment. Early viewing is highly advised!

Upon entering this well appointed property you are greeted by a brief entrance vestibule which leads into the main lounge that is bright, airy and tastefully decorated presenting an ideal space to relax to with plenty of space for furniture. The kitchen is located at the back of the property and has recently undergone renovations seeing a fresh new kitchen installed with plenty of cupboard space, combi boiler and still leaving plenty of room for a dining table or even island. At the top of the stairs bedrooms one and two mirror each other. One across the front and one across the back with the three piece bathroom in the middle. The bedrooms are both excellent double bedrooms, the master benefitting from a storage cupboard. Internally, the property is a delight and having been fully renovated throughout, gives the opportunity to move straight in and make it your own. The property benefits from gas central heating and uPVC double glazing throughout.

Rishton prides itself on a great community spirit and benefits from being within easy reach of the Ribble Valley, Blackburn and is just a two minute drive to the M65 where you can access all of Lancashire. Burton Street is a quiet residential street offering ample on street parking to the front and cleverly thought out rear garden where you will find it perfect for enjoying the sun and entertaining.

FEATURES

- Council Tax Band A
- Not on a Water Meter
- Newly Fitted Kitchen
- Lovely Three Piece Bathroom
- Two Double Bedrooms
- No Chain Delay
- Freshly Decorated Throughout
- New Flooring Throughout
- Potential Rent of £595 PCM



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Mat flooring

Lounge

14' 03" x 13' 09" (4.34m x 4.19m)

Carpet flooring, meter cupboard, uPVC double glazed window, panel radiator, TV point, phone point

Kitchen Diner

13' 09" x 09' 00" (4.19m x 2.74m)

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, induction hob, electric oven, lino flooring, space for washing machine, combi boiler, under stair storage, uPVC double glazed back door to garden, uPVC double glazed window, panel radiator

First Floor

Landing

Carpet flooring

Bedroom 1

13' 09" x 09' 02" (4.19m x 2.79m)

Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator

Bedroom 2

13' 09" x 09' 02" (4.19m x 2.79m)

Carpet flooring, uPVC double glazed window, panel radiator

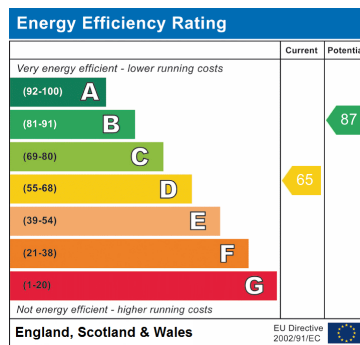
Bathroom

09' 07" x 04' 09" (2.92m x 1.45m)

Three piece suite in white, electric shower over bath, wc, sink, panel radiator, extractor fan, lino flooring



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.