

NEW



School Street, Rishton Asking price £74,950

- Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Four Piece Bathroom
- Enclosed Rear Yard
- Ideal First Time Buy
- No Chain Delay
- Viewing Essential



## INTRODUCTION

**\*\*A CONTEMPORARY STYLED,  
TWO BEDROOMED HOME!\*\***

*This stunning two bedroomed mid terraced property is being delivered to the market in a highly convenient area of Accrington. Within walking distance of local amenities, schools and network links, the property is the perfect first time home or buy to let investment! With a stylish, elegant finish, complimented by a combination of varying colours scheme, the property is not to be missed.*

*The property comprises; through the front door you will find a vestibule. The vestibule provides access to a bright and generously sized reception room. The reception room leads to the kitchen and also houses stairs to the first floor. The kitchen is fitted with a range of white gloss units and has storage under the stairs. To the first floor, you will find two good sized bedrooms and a four piece family bathroom suite. Externally, to the rear you will find an enclosed yard. To find out more information or to book a viewing please call our*

**Accrington team today!**

## Ground Floor

### Entrance Vestibule

**4'3 x 3'8 (1.30m x 1.12m)**

Harwood front entrance door, coving and door to reception room.

### Reception Room

**16'6 x 15'5 (5.03m x 4.70m)**

UPVC double glazed window, central heating radiator, coving, smoke alarm, television point, gas fire with a brick surround, stairs to the first floor and door to the kitchen.

### Kitchen

**16'8 x 8'8 (5.08m x 2.64m)**

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, electric oven with a four ring gas hob, extractor hood, ceramic one and half bowl sink, drainer and mixer tap, plumbing for washing machine, space for fridge freezer, coving, tiled flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

**13'3 x 5'8 (4.04m x 1.73m)**

UPVC double glazed window, smoke alarm, doors to two bedrooms, bathroom and storage.

### Bedroom One

**15'6 x 8'7 (4.72m x 2.62m)**

UPVC double glazed window, central heating radiator and television point.

### Bedroom Two

**10'4 x 7'7 (3.15m x 2.31m)**

UPVC double glazed window, central heating radiator and coving.

### Bathroom

**10'4 x 8'9 (3.15m x 2.67m)**

UPVC double glazed window, central heating radiator, four piece suite comprising: low basin WC, pedestal wash basin, corner panelled bath, corner direct feed shower unit, extractor fan, part tiled elevations and wood effect flooring.

## External

### Rear

Enclosed paved and stone chipped garden.

### Agents Notes

Council Tax Band A.

