

## 1 Churchill Avenue, Rishton

£179,950 Freehold

TWO BEDROOM SEMI DETACHED IN RISHTON. Boasting two reception rooms, including a spacious living area perfect for relaxation and entertaining guests.

Council Tax band: C

Tenure: Freehold





TWO BEDROOM SEMI DETACHED IN RISHTON. Boasting two reception rooms, including a spacious living area perfect for relaxation and entertaining guests. The well-appointed kitchen with ample storage space and a utility area, while the ground floor WC adds a touch of convenience. Upstairs, two generous double bedrooms, along with a four-piece bathroom suite.

With a front and rear garden, driveway parking, and a garage, this property provides a blend of indoor and outdoor living spaces ideal for both unwinding and hosting gatherings.

Step outside where you will find manicured gardens the front and rear of this property. The driveway parking and garage provide ample space for vehicles and storage. Additionally, the potential for further enhancements or extensions on this expansive plot subject to planning permission.



**Porch**

Tiled flooring, upvc double glazed windows

**Hallway**

Carpet flooring, understairs storage, stairs to first floor, panel radiator

**Lounge**

Carpet flooring, gas fire with tiled hearth and surround, panel radiator, double glazed windows

**Dining Room**

Carpet flooring, panel radiator, double glazed window

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, plumbed for washing machine, space for dishwasher, space for oven and under counter appliances, decommissioned boiler, vinyl flooring, double glazed window.

**Rear Porch**

Vinyl flooring, upvc double glazed window and door

**Wc**

Wc and sink, vinyl flooring

**Landing**

Carpet flooring, two storage cupboards - one of which housing the brand new combi boiler, double glazed window

**Bedroom 1**

Carpet flooring, walk in wardrobe, panel radiator, double glazed window

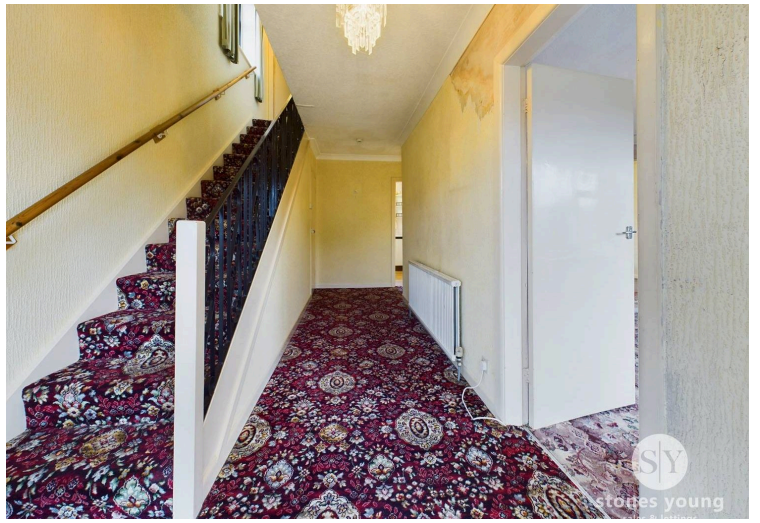
**Bedroom 2**

Carpet flooring, panel radiator, double glazed window

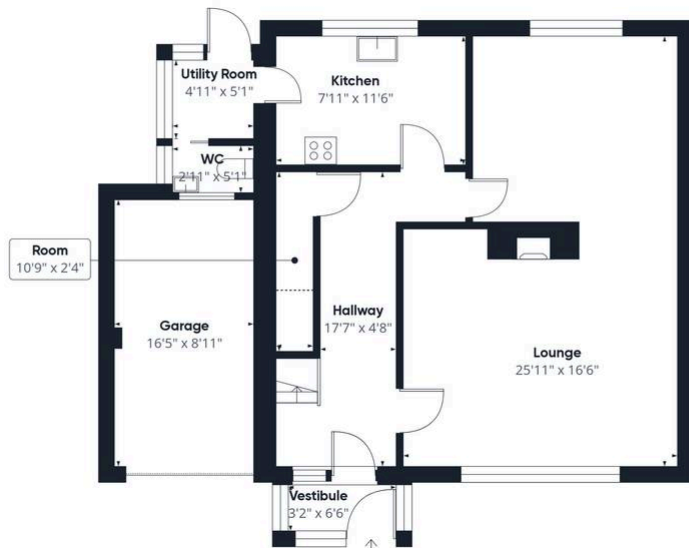
**Bathroom**

Four piece suite with walk in bath, Wc, sink, b-day, carpet flooring, panel radiator, double glazed frosted window









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1268.11 ft<sup>2</sup>

Reduced headroom

22.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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