

Because life is

Petty RealTM

13 Haworth Street
Rishton
Blackburn
BB1 4HZ



For Sale

- Attention Investors / First Time Buyers.
- Available For Sale With No Onward Chain Delay.
- Two Bedroom Mid Terrace.
- Two Reception Rooms.
- Large Kitchen With Ample Counter Space.

Asking Price £87,500

- Three Piece Bathroom Suite.
- Situated Close To Aminities.
- Good Transport Links To: Blackburn, Accrington, and Surrounding Areas.
- Located A Short Drive From The M65.
- Leasehold | EPC Rating: TBC | Council Tax Band: A



Petty Real are delighted to present for sale Haworth Street, Rishton, offered to the market with no onward chain delay. This well-proportioned home is ideally suited to first-time buyers or buy-to-let investors, offering spacious accommodation arranged over two floors.

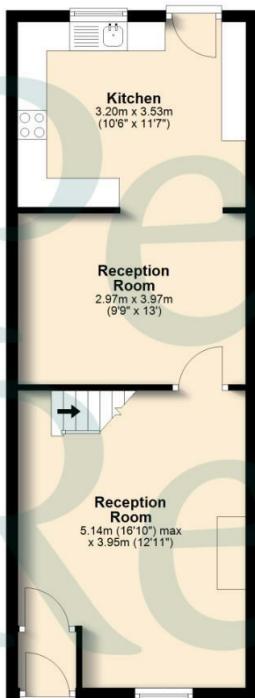
Upon entering the property through the front door and entrance vestibule, you are welcomed into the first reception room, which provides an excellent primary living space. This room also houses the staircase leading to the first floor. Moving through, the second reception room offers a versatile area, ideal for use as a dining room, and benefits from a seamless connection into the kitchen.

The kitchen features worktop space along the left-hand and rear walls, with the sink positioned beneath a window overlooking the rear yard, creating a practical and light-filled workspace.

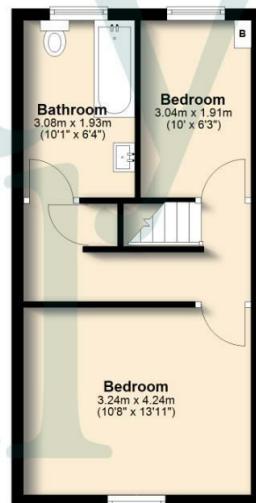
To the first floor, the master bedroom is located at the front of the property and boasts ample space to accommodate a range of freestanding furniture, including a large bed, bedside tables and wardrobes. Across the landing, the second bedroom is another well-sized room, suitable for use as a child's bedroom, guest room or home office. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

This is an opportunity not to be missed—early viewing is highly recommended to appreciate the space and potential this property has to offer.

Ground Floor
Approx. 44.1 sq. metres (474.8 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 77.4 sq. metres (833.5 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Haworth Street, Rishton



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk