



Coniston Way, Rishton, Blackburn, Lancashire, BB1 4EH

Asking Price £350,000







Coniston Way, Rishton, Blackburn, Lancashire, BB1 4EH



4 Bedrooms



3 Bathroom



0 Acres

-
- Modern Detached Family Home
 - Stunning Presentation Throughout
 - Extended Accommodation
 - Popular and Convenient Location
 - Large Dual Aspect Living Room
 - Stunning Refitted Kitchen
 - Dining Room Family Room with Vaulted Ceiling
 - Refitted bathrooms
 - Attractive Gardens



Tucked away in a quiet yet convenient location with pleasant rural views to the rear this upgraded family home is exceptional value for money and is finished in a contemporary on trend style which will not disappoint

Located in a quiet Cul-de-sac location the property briefly comprises:-

Ground Floor

Entrance Hallway – Stairs to first floor. Separate new cloakroom/WC.

To the rear of the property is a bright airy open plan kitchen / dining Room. A stunning refitted contemporary kitchen with a comprehensive range of modern units, integrated appliances, Sonos ceiling system and plenty of space for dining and entertaining. French doors lead to a family room which provides a versatile space with vaulted ceiling and Velux windows, perfect for relaxing or entertaining. The family room is well insulated and has separate heating, there are French doors to the rear garden.

From the dining area there is access to the spacious family lounge which has a window to the front elevation and has a feature fireplace with contemporary wood burning stove.

First Floor

Bedroom 1 – a generous double room and a refitted en suite bathroom with Bluetooth ceiling speakers.

Bedroom 2, 3 & 4 – All versatile layouts suitable for family living or home working.

Family Shower Room – Refitted modern shower room with contemporary tiling and Bluetooth ceiling speakers.





Outside

Front – Garden with lawn and driveway providing off-road parking for three vehicles and access to the single garage.

Rear – Enclosed garden with lawn, paved patio areas, and secure fencing, ideal for outdoor entertaining or family activities.

This home perfectly combines modern updates and offers ready-to-enjoy living spaces, excellent storage, and a superb location – an ideal choice for families or professionals seeking both style and convenience.

Rishton is a charming Lancashire town perfectly positioned between Blackburn and Accrington, offering a peaceful community with excellent access to East Lancashire's business hubs. The M65 motorway (Junctions 6 and 7) provides swift links to Blackburn, Burnley, Preston, and beyond, while Rishton railway station offers direct services to Blackburn and Preston.

Families benefit from well-regarded local primary schools and secondary provision including The Hyndburn Academy, with excellent options in the nearby Ribble Valley.

The Leeds and Liverpool Canal and Rishton Reservoir offer scenic walks, cycling and water sports, while nearby Ribble Valley towns such as Clitheroe and Whalley provide boutique shopping, dining and historic attractions including Clitheroe Castle.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. Solar panels supplied by EON.

Parking allocated and number of spaces : Garage and driveway for 3 cars.

Construction Type : Brick with panel roof.

Building Safety : None known.

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : None.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Hydnburn Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mr Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //serves.jaws.gloves

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

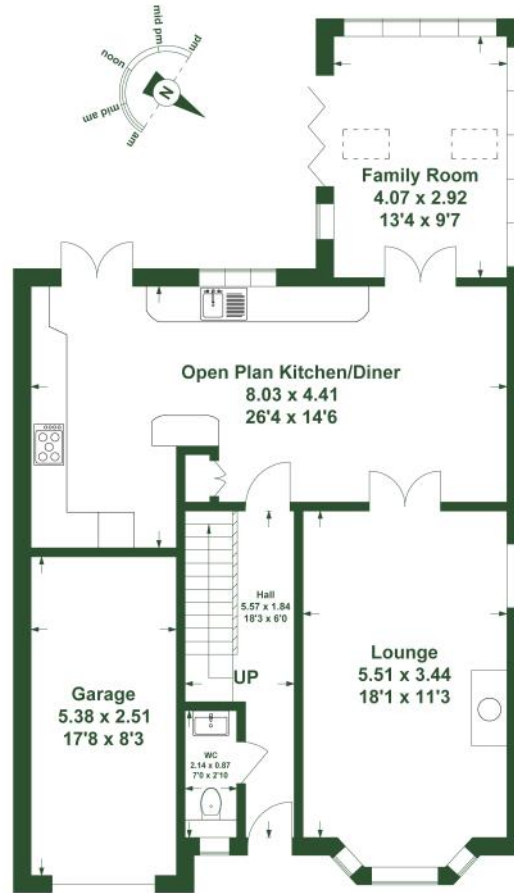
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

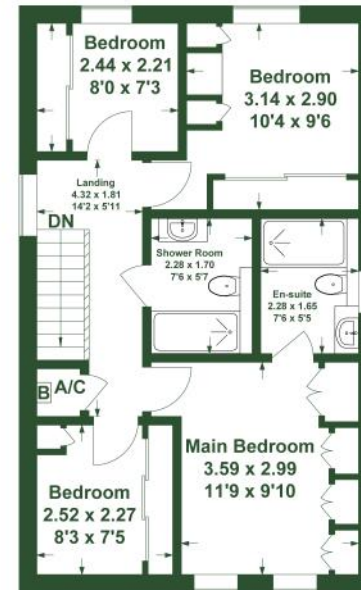


Approximate Gross Internal Area : 125.69 sq m / 1353 sq ft
 Garage : 13.18 sq m / 142 sq ft
 Total : 138.87 sq m / 1495 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor



First Floor

Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!

