



# 56 Livesey Street

, Rishton, BB1 4DY

£140,000



A superbly sized and extended two-bedroom mid-terrace home, enhanced by a converted attic room—ideal for a home office, playroom, or additional living space. This well-presented property features a modern fitted kitchen with integrated appliances and a convenient ground floor wet room. The accommodation briefly comprises an entrance vestibule, hallway with stairs to the first floor, two generously sized reception rooms, a fully fitted kitchen, utility area, and wet room. To the first floor are two double bedrooms and a stylish three-piece bathroom suite. A staircase leads to the versatile attic room, complete with two roof windows. Further benefits include gas central heating, uPVC double glazing, a walled front garden, and an enclosed rear yard. Offered with no onward chain, this is an excellent opportunity for a range of buyers—early viewing is highly recommended.



Entrance Vestibule  
Composite Main Entrance Door.

Hallway  
Central Heating Radiator. Stairs to the First Floor.

Lounge 11'34 x 12'14 (3.35m x 3.66m)  
Upvc Double Glazed Window and Central Heating Radiator. Mahogany Finish Fire Surround with Tile Insert and Hearth. Gas/Coal Effect Fire. Ceiling Cornice and Picture Rail.

Sitting Room 12'05 x 15'0 (3.78m x 4.57m)  
Upvc Double Glazed Window and Central Heating Radiator. Understairs Storage. Gas Fire. Ceiling Cornice and Picture Rail.

Kitchen 12'09 x 8'72 (3.89m x 2.44m)  
Upvc Double Glazed Window and Plinth Heater. Modern Blue Coloured fitted Wall and Base Units with complimentary worksurfaces. Integrated appliances including Fridge/Freezer, Electric Oven, Microwave and Dishwasher. Inset Sink. Door to the inner porch/utility.

Rear Porch  
Upvc door to the rear. Central Heating Radiator. Plumbed for Washing Machine.

Ground Floor Wet Room  
Upvc Double Glazed Window and Ladder Radiator. White WC and Shower Fitment. Waterproof Wall Panels and Sealed Flooring.

First Floor

Landing  
Upvc Double Glazed Window and Central Heating Radiator. Staircase to the Attic Room.

Bedroom One 12'12 x 15'54 (3.66m x 4.57m)  
Upvc Double Glazed Window and Central Heating Radiator.

Bedroom Two 9'52 x 8'82 (2.74m x 2.44m)  
Upvc Double Glazed Window and Central Heating Radiator.

Bathroom  
Upvc Double Glazed Window and Central Heating Radiator. Four Piece Suite comprising of Panelled Bath, Shower Cubicle, Wash Basin and WC.

Attic Room 13'79 x 18'71 (3.96m x 5.49m)  
Two Velux Windows. Gas Fire. Eaves Storage.

External  
Walled Front Garden. Neat Enclosed Rear Yard.

Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

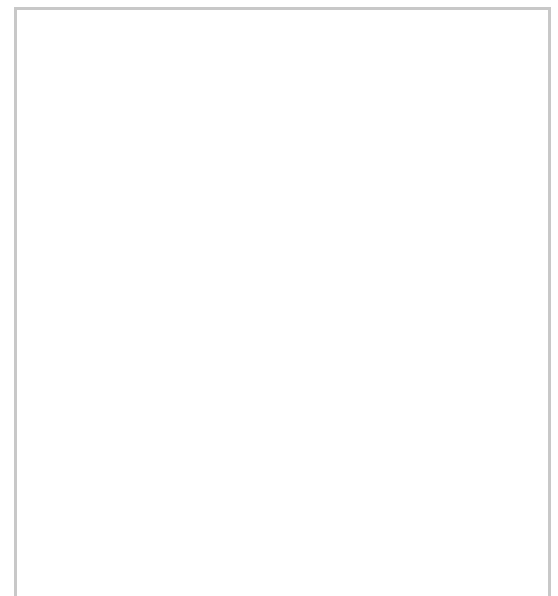
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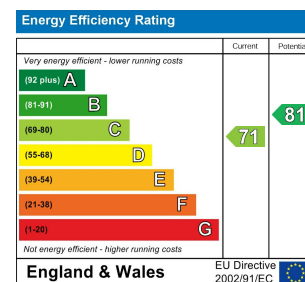
## Area Map



## Floor Plans



## Energy Efficiency Graph



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