



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



## Lime Avenue, Oswaldtwistle, BB5 3PP

### £625

AN IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR FLAT

Having been presented and maintained to a beautiful standard throughout with enviable gardens, two double bedrooms and neutral decor, this fantastic two-bedroom first floor apartment is being proudly welcomed to the rental market in the highly regarded location of Oswaldtwistle. Situated conveniently close to bus routes, good schools and amenities, as well as network links to Blackburn, Accrington and major motorway links. With spacious rooms throughout and not being overlooked from the rear, this property has everything needed to create a fantastic home. When entering the property, you are welcomed into spacious, brightly lit rooms which give a homely and comfortable feel. The property comprises briefly; a welcoming entrance hallway provides access on to a staircase to the first floor which then leads through to a spacious reception room. The reception room then guides you on to an inner hallway which provides access on to a kitchen, two double bedrooms and three-piece bathroom suite. Externally there is an enclosed garden to the rear with wood chip, patio and bedding areas. For further information or to arrange a viewing please contact our Lettings office at your earliest convenience.



# Lime Avenue, Oswaldtwistle, BB5 3PP

## £625

**2**

**1**

**1**

**C**

- First Floor Flat
  - Two Double Bedrooms
  - On Street Parking
  - EPC Rated C
- Spacious Living Area
  - Three Piece Bathroom Suite
  - Council Tax Band Is A
- Fitted Kitchen
  - Rear Garden With Paved Areas
  - Close Proximity To Local Amenities

### Ground Floor

**Entrance**  
Hardwood door leading to staircase up to the first floor.

### First Floor

**Hall**  
11'10 x 2'10 (3.61m x 0.86m)  
UPVC double glazed frosted window, door leading to the reception room.

**Reception Room**  
14'07 x 13'11 (4.45m x 4.24m)  
UPVC double glazed window, central heating radiator, television point, spotlights, original open coal fire, over stairs storage, door leading into the inner hall.

**Inner Hall**  
6'08 x 2'11 (2.03m x 0.89m)  
Spotlights, access to the loft, wood effect flooring, doors leading into the kitchen, two bedrooms and a bathroom.

**Kitchen**  
10'08 x 9 (3.25m x 2.74m)  
UPVC double glazed window, central heating radiator, range of wood effect wall and base units with wood effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for oven, washing machine and fridge freezer, spotlights, under unit lighting, wood effect flooring.

**Bedroom One**  
13'06 x 10'09 (4.11m x 3.28m)  
UPVC double glazed window, central heating radiator, television point.

**Bedroom Two**  
13'05 x 10'09 (4.09m x 3.28m)  
UPVC double glazed window, central heating radiator, Biasi boiler.

**Bathroom**  
7'05 x 5'02 (2.26m x 1.57m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, part tiled elevations, extractor fan, wood effect flooring.

### Externally

**Rear**  
Garden with patio, wood chip areas, bedding areas and store shed.

**Agents Notes**  
Council Tax Band A

