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ESTATE AGENTS



Watson Street, Oswaldtwistle

Curtis Law Estate Agents are pleased to welcome Watson Street to the sales market. Situated in the charming town of Oswaldtwistle, this delightful three-bedroom end terrace home presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts a modern open plan kitchen and dining area, complete with a convenient breakfast bar, making it the perfect space for both cooking and entertaining.

The layout of the home is designed to maximise space and light, creating a warm and inviting atmosphere throughout. Each of the three bedrooms offers ample room for relaxation and personalisation, catering to the needs of a growing family or those seeking extra space for guests or a home office.

Situated in close proximity to Rhyddings Park, residents can enjoy the beauty of nature and the benefits of outdoor activities right on their doorstep. This location not only provides a peaceful environment but also ensures easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community.

This property is a fantastic opportunity for anyone looking to step onto the property ladder in a desirable area. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Three Bedroom End Terrace
- Council Tax Band: A
- Tenure: Freehold
- Private Parking To Front
- Dining Kitchen With Breakfast Bar
- Close To Rhyddings Park
- Sought After Location
- Ideal First Time Buy Or Downsize
- Two Reception Rooms

Offers in the region of £165,000

Ground Floor

Entrance Vestibule

3'6" x 3'8" (1.07 x 1.12)

Composite UPVC double glazed front door, ceiling light fitting, carpeted flooring.

Living Room

17'8" x 12'5" (5.41 x 3.80)

UPVC double glazed windows x2, ceiling light fitting, central heating radiator, door to inner hallway, fireplace with log burner with hearth and surround, karndean flooring.

Dining Room

16'0" x 13'5" (4.90 x 4.11)

UPVC double glazed window, door to under stairs storage, ceiling light fitting, central heating radiator, open access archway to kitchen, open fire with surround and hearth, karndean flooring.

Kitchen

9'0" x 10'0" (2.75 x 3.05)

UPVC double glazed French doors to rear garden, a range of cream gloss wall and base units with wood effect worktops, inset set with drainer and high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, complementary breakfast bar, ceiling spotlights, karndean flooring.

First Floor

Landing

12'0" x 5'11" (3.67 x 1.81)

Doors to three bedrooms and bathroom, ceiling light fitting, carpeted flooring.

Master Bedroom

16'0" x 13'8" (4.88 x 4.18)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, carpeted flooring.

Bedroom Three

8'11" x 10'2" (2.73 x 3.10)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

9'6" x 8'7" (2.90 x 2.63)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



Bathroom

8'3" x 7'4" (2.52 x 2.26)

A three piece bathroom suite comprising of; a low level close coupled WC, full pedestal wash basin with traditional taps, panel bath with showerhead attachment, glass shower screen, heated towel rail, full-tiled elevations, ceiling light fitting, vinyl flooring.

External

Front

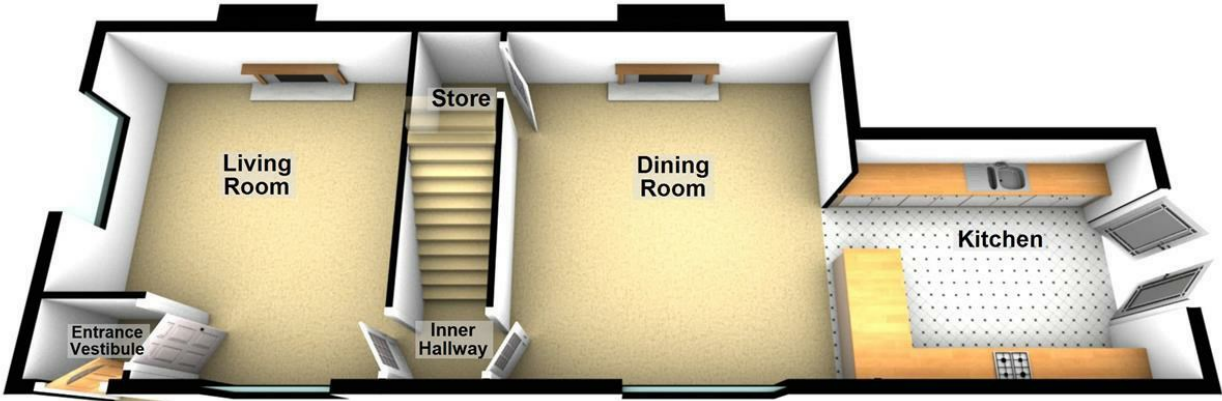
Off-street parking.

Rear

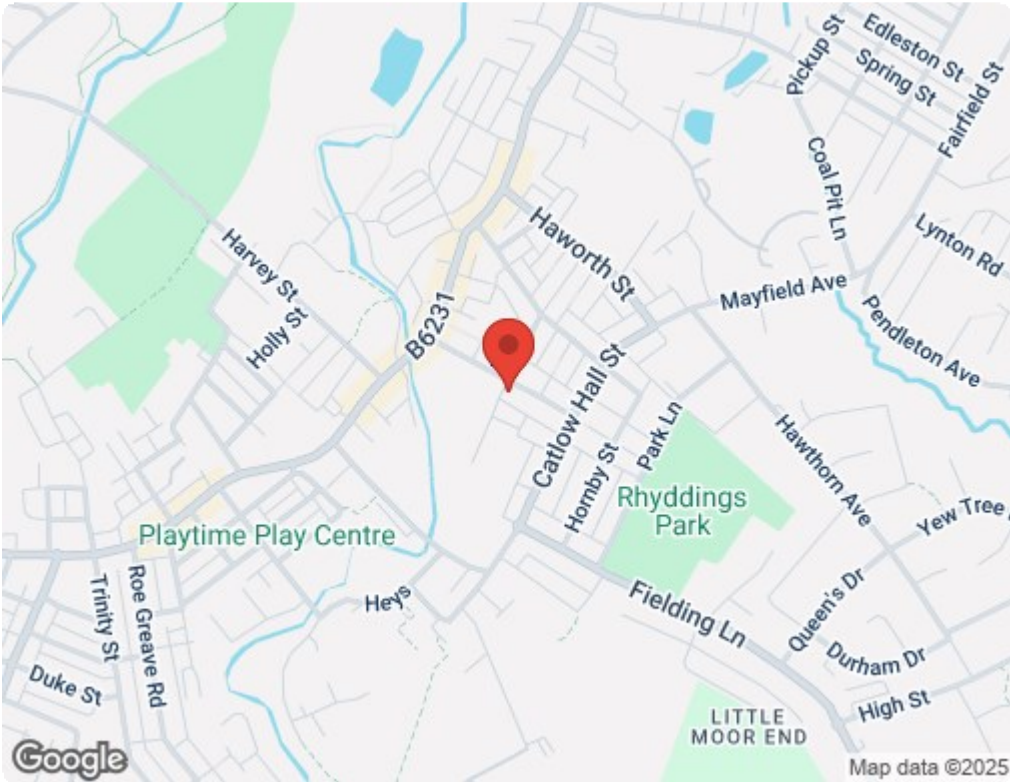
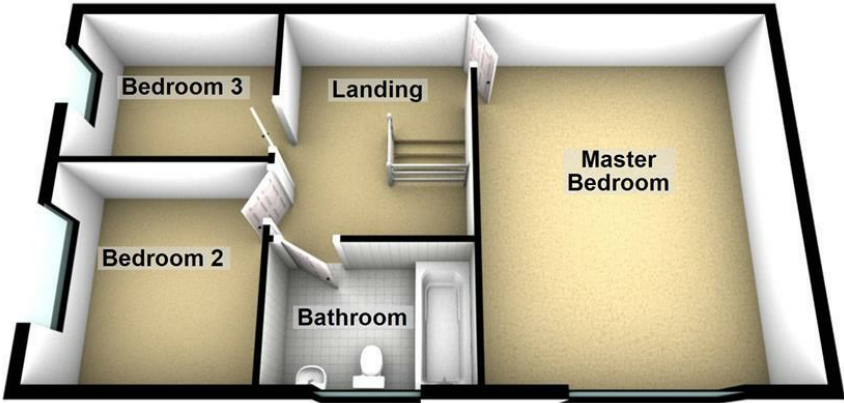
An enclosed and low maintenance rear garden with gated access to side, astro turf and rear bar, concrete walls.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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