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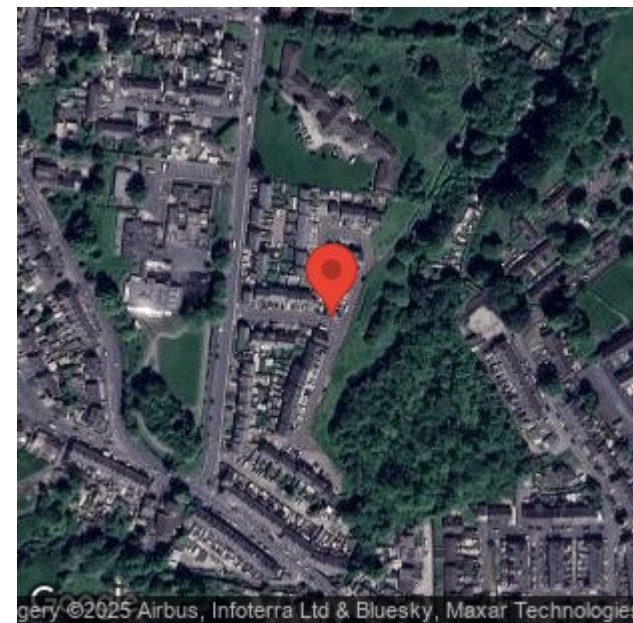
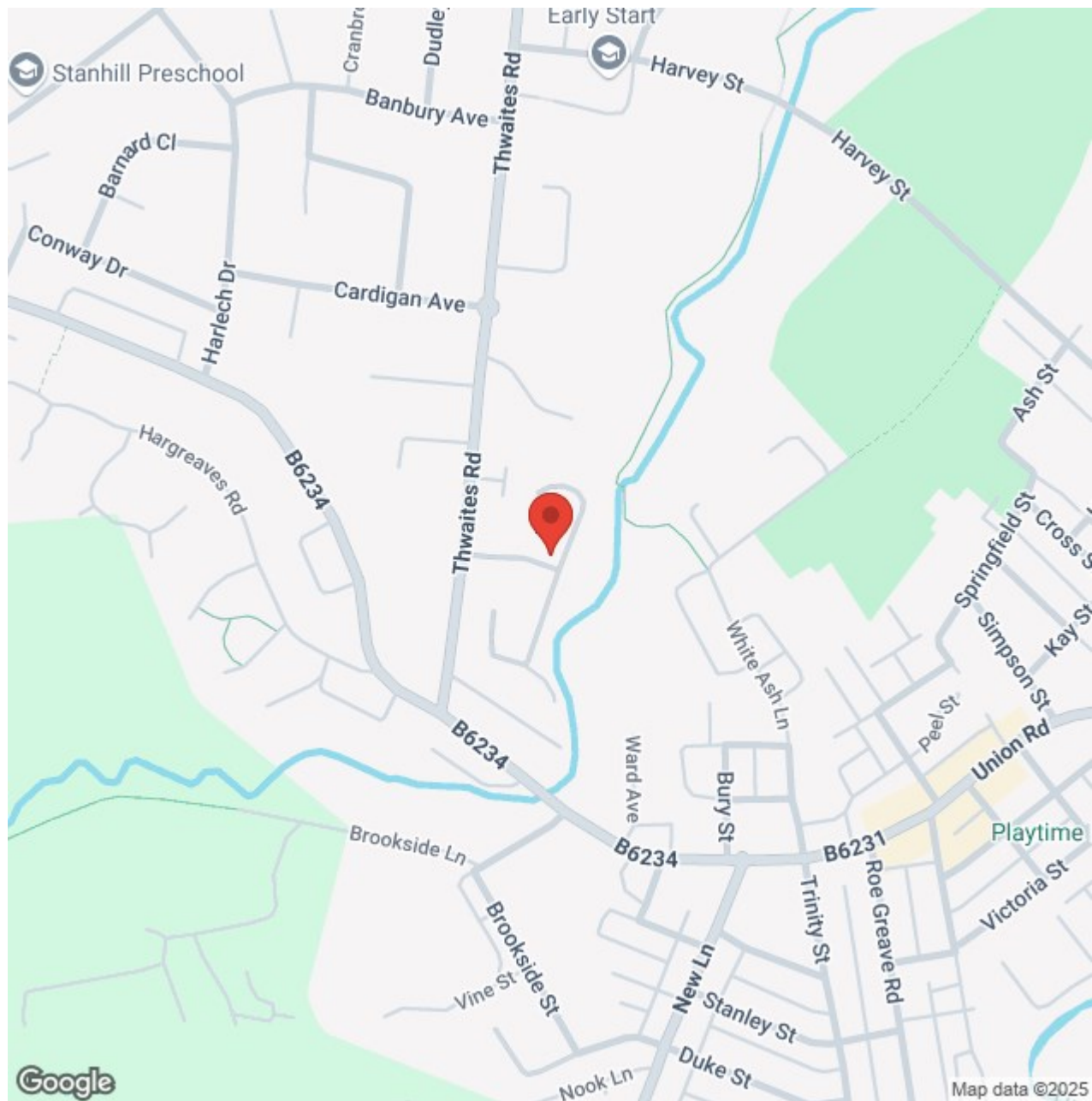
Brookfield Grove, Oswaldtwistle, Accrington

Offers Over £239,999

- Detached Family Home • Pleasant View to the Front • Rear Enclosed Garden • Three Bedrooms • House Bathroom & Ensuite • Detached Garage & Driveway

Situated in a popular residential development, this beautifully presented three-bedroom detached home offers contemporary living with a well-designed layout. The bright and airy living room enjoys a pleasant front outlook, while the spacious dining kitchen provides a perfect space for entertaining, complemented by a separate utility room. Upstairs, the property features three well-proportioned bedrooms, including a master with en-suite shower room, alongside a modern three-piece family bathroom. Externally, the property benefits from a fully enclosed rear garden with both patio and lawned areas, ideal for outdoor relaxation. To the rear, there is a single driveway and detached garage, providing off-road parking and additional storage. Positioned within easy reach of local amenities, schools, and transport links, this modern home is perfect for families and professionals alike.







Lancashire

GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway with a bright and airy feel, featuring neutral décor and modern flooring. The space provides access to the living room, dining kitchen, and downstairs WC, with a staircase leading to the first floor. A side window adds extra natural light, enhancing the sense of space.

GROUND FLOOR WC

A stylish and convenient ground floor WC, fitted with a modern washbasin and toilet. Finished with contemporary décor and neutral tones, it provides a practical addition to the home for guests and everyday use.

LIVING ROOM 11'11" x 12'11" (3.65m x 3.94m)

A bright and stylish space with a large front-facing window, allowing plenty of natural light and a pleasant outlook. The modern décor, sleek flooring, and media wall with a mounted TV create a contemporary yet comfortable setting—perfect for relaxing or entertaining.

DINING KITCHEN 9'2" x 17'11" (2.80m x 5.48m)

Accessed via the main hallway, this stylish and spacious dining kitchen offers a modern design with sleek fitted units, integrated appliances, and a breakfast bar, perfect for casual dining. Large French doors open onto the rear garden, filling the space with natural light and creating a seamless indoor-outdoor flow. The open-plan layout provides plenty of room for dining and entertaining, while a separate utility room adds extra convenience and storage.

UTILITY ROOM 5'5" x 5'10" (1.66m x 1.79m)

Conveniently located off the kitchen, this practical utility room provides additional storage and workspace. It features fitted countertops, shelving, and space for laundry appliances, keeping household essentials neatly organized. This space is perfect for freeing up the main kitchen while offering a dedicated area for laundry and extra appliances.

FIRST FLOOR / LANDING

BEDROOM ONE 10'7" x 11'11" (3.23m x 3.64m)

A bright and spacious master bedroom with large windows providing plenty of natural light and a pleasant outlook. The room is well-presented with neutral décor, plush carpeting, and space for additional seating. It also benefits from a private en-suite shower room, offering extra convenience.

ENSUITE 5'9" x 5'9" (1.77m x 1.77m)

The en-suite shower room is fitted with a modern three-piece suite, including a glass-enclosed shower, washbasin, and WC. Finished with sleek tiling and a neutral colour scheme, it offers a fresh and stylish space for convenience and privacy.

BEDROOM TWO 9'4" x 9'8" (2.87m x 2.95m)

Located at the rear of the house, this well-proportioned bedroom benefits from a large window that allows for plenty of natural light. The space is versatile, making it ideal as a children's bedroom, guest room, or home office. Finished with neutral décor and plush carpeting, it provides a cozy and comfortable setting.

BEDROOM THREE 9'4" x 8'1" (2.87m x 2.48m)

Located at the rear of the property, this versatile third bedroom is well-proportioned and filled with natural light. Currently used as a dressing room and workspace, it can easily be adapted into a bedroom, nursery, or home office to suit individual needs. The room is finished with neutral décor and plush carpeting, creating a bright and welcoming space.

BATHROOM 6'11" x 6'0" (2.11m x 1.84m)

The modern family bathroom is fitted with a stylish three-piece suite, including a bath with an overhead shower, a pedestal washbasin, and a WC. Finished with contemporary grey tiling and a sleek design, this space provides a fresh and relaxing environment.

DETACHED GARAGE

Located to the rear of the property with an 'up and over' style garage door and a single driveway in front.

EXTERNALLY

Externally, the property benefits from a fully enclosed rear garden with both patio and lawned areas, ideal for outdoor relaxation. To the rear, there is a single driveway and detached garage, providing off-road parking and additional storage. Positioned within easy reach of local amenities, schools, and transport links, this modern home is perfect for families and professionals alike.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/brookfield-grove-accrington>

PUBLISHING

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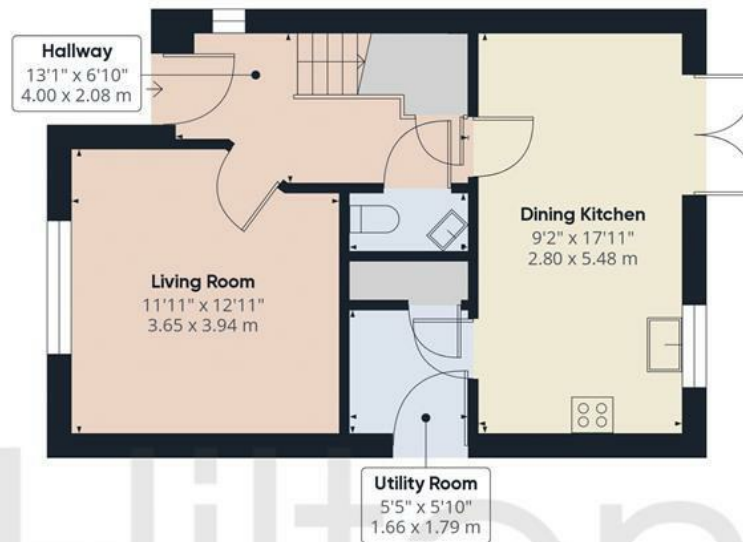


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OUTSIDE

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

893.72 ft²

83.03 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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