



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Stone-Built End-Terraced Property
- Frontal Aspect Over Nature Reserve
- Two Generous Reception Rooms
- Three Bedrooms
- Flexible Annex with Shower Room
- Potential Investment Opportunity
- Available with No Onward Chain

FOXHILL TERRACE,  
OSWALDTWISTLE

£90,000



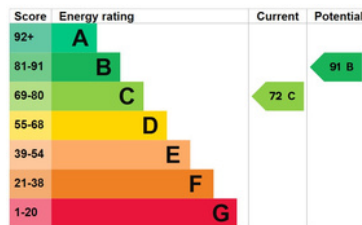
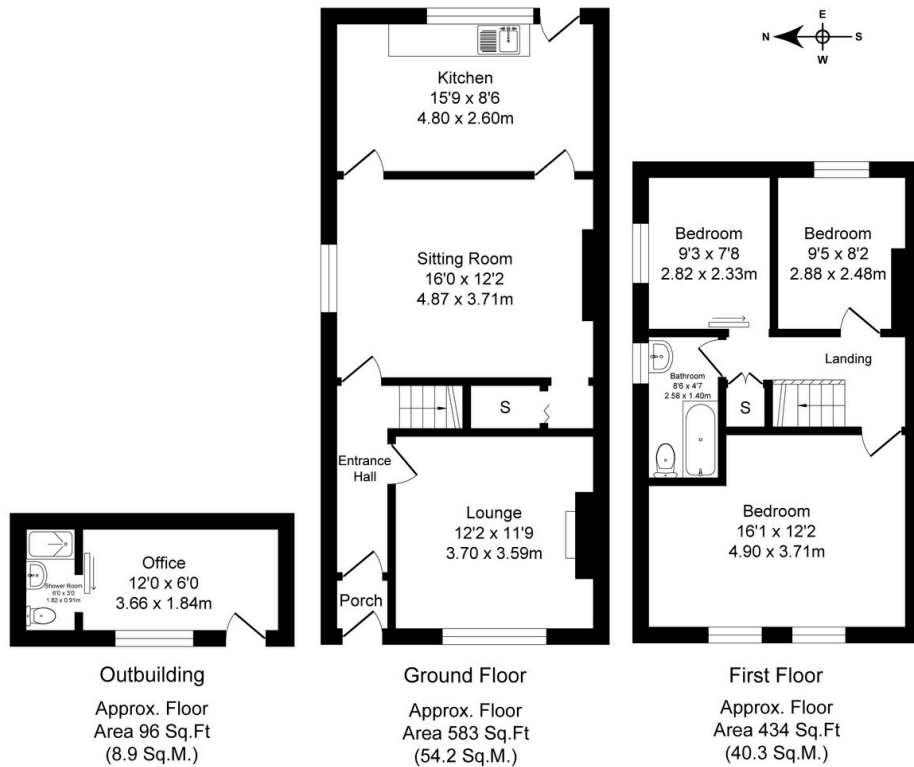
Foxhill Terrace, Oswaldtwistle



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## Total Approx. Floor Area 1113 Sq.ft. (103.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



If a convenient location is top of one's criteria, then this stone-built end-terraced property will score very highly indeed, situated in an extremely central location, just off Union Road, and a mere moment's stroll from the abundance of shops, amenities and public transport links available within the bustling centre of Oswaldtwistle. Despite its superb accessibility, which include swift links to the motorway network, the property actually enjoys a wonderfully quiet and tucked away position, with the frontage only accessible for pedestrians and overlooking, as its address suggests, the beautiful Foxhill Bank Nature Reserve and Reservoir, affording a delightful open aspect and a real feeling of peace and tranquillity.

The property has been vacant for an extended period of time and is in need of a comprehensive programme of refurbishment, however an abundance of exciting investment potential exists, whether it be for a private owner to create a home to their individual specification, infusing their own sense of taste and style or, given the accessibility of the location and obvious appeal from the rental market, a buy-to-let investor, who may wish to refurbish this blank canvas and add this home to their portfolio.

The accommodation itself enjoys a well laid-out floorplan, with traditional features and pleasingly spacious living areas which extend to in excess of 1,110 square feet in total. One enters the accommodation via the entrance porch and proceeds into the reception hallway with its staircase to the first floor, before discovering the two separate reception rooms, a 12' front-facing lounge complete with feature fireplace, and a wonderfully spacious 16' sitting room with an aspect onto the side elevation. The 15' kitchen/diner is situated within an extension and overlooks the rear.

Up on the first floor, one will discover the three bedrooms – a spacious 16' double bedroom to the front, with a beautiful view over the nature reserve, and two evenly sized singles to the rear. The bathroom completes the accommodation, being fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath.

The property benefits from uPVC double glazing throughout and gas central heating, with a modern combination boiler.

Externally, the property is garden-fronted, with a small, enclosed courtyard to the rear. The addition of a detached outbuilding is a most welcome surprise, measuring approximately 96 square feet and affording wonderful flexibility of use, whether it be a workspace, leisure or hobby room, and benefitting from its own useful three-piece shower room/WC.

Offered with the benefit of no onward chain, we would highly recommend an early viewing appointment to appreciate the full potential of this characterful home.



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