



# Hawthorn Avenue

, Oswaldtwistle, BB5 3AP

Offers Over £160,000



**\*\*A LOVELY QUAIN'T TWO BEDROOM COTTAGE \*\*** Wrought Iron Gated Frontage Parking and Garden Area. This Charming Property with Rustic Stone Reveal Wall and Original Beams. The Spacious Layout Comprises: Entrance Porch, Lounge with Open Cast Iron Fireplace, Fully Fitted Grey High Gloss Dining Kitchen with Staircase to the First Floor. Utility Room. First Floor, Landing, Two Double Bedrooms, Two Piece Bathroom Suite and Separate W.C. Warmed by Gas Central Heating and uPVC Double Glazing. Enclosed Paved Rear Garden With Shed. **\*\* SITUATED IN A FANTASTIC LOCATION AT THE TOP OF HAWTHORN AVENUE, OSWALDTWISTLE \*\*** No Chain and viewing is essential,



#### Entrance Porch

Lounge 12'6" x 11'7" (3.81 x 3.53)

UPVC Double Glazed Window and Central Heating Radiator. Beamed Ceiling. Ornate Cast Iron Fireplace. Built in Disply Cabinets to the Alcove. Laminate Floor.

Dining Kitchen 28'4" x 11'9" (8.64 x 3.58)

UPVC Double Glazed Window and Central Heating Radiator. Beamed Ceiling. Stone Reveal Wall. Modern Fitted High Gloss Units with Complimentary Work Surfaces and Tile Surrounds. Five Ring Burner Gas Hob, Electric Oven and Extractor Fan. Integrated Fridge/Freezer. Inset Sink with Mixer Tap. Laminate Floor.

Utility 5'4" x 5'5" (1.63 x 1.65)

UPVC Double Glazed Window. Work Surfaces. Plumbing For Washing Machine. UPVC Door to Rear Garden.

#### First Floor

##### Landing

Bedroom One 9'6" x 11'0" (2.90 x 3.35)

UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobes.

Bedroom Two 7'5" x 12'7" into Bay (2.26 x 3.84 into Bay)

UPVC Double Glazed Window and Central Heating Radiator. Storage to Eaves. Laminate Floor.

##### Bathroom

Three Piece Suite Comprising of Walk in Shower Enclosure Wash Basin. and WC. Fully Tiled Walls. Laminate Floor.

##### Cloakroom

UPVC Double Glazed Window. WC.

##### External

Wrought Iron Gated frontage with off road parking and garden area. Enclosed paved rear garden with shed.

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

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

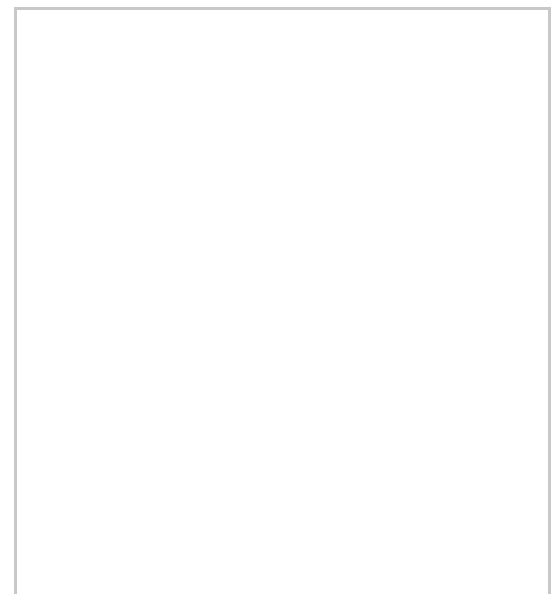
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THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001. All viewings are carried out under Government guidelines. Please wait in your car until instructed it is safe to enter the property, only 1 person per viewing, please wear gloves, masks and use hand sanitiser were possible.

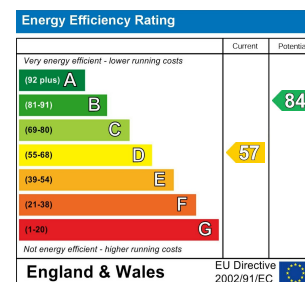
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



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6 Blackburn Road, Accrington, Lancashire, BB5 1HD

Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com