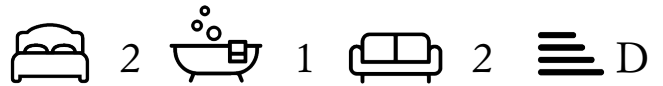




62 High Street , Oswaldtwistle, BB5 3BB

£199,950



A Lovely Extended Two Bedroom True Bungalow with gardens, driveway and Garage situated in a superb location of Oswaldtwistle with local amenities and bus routes. The spacious layout comprises: Reception Hallway, Lounge with Bay window and polished wood floor, Dining Room open plan to the Extension with offers additional living space and Fitted Kitchen. Two Good Size Bedrooms and Four Piece Bathroom Suite. Warmed by Gas Central Heating and uPVC Double Glazing. Driveway to the Garage, lawned front and rear gardens. No onward chain. Viewing is essential to appreciate.



Entrance - Reception Hallway
UPVC Double Door. Central Heating Radiator. Storage Cupboard

Lounge 19'10 x 12'29 (6.05m x 3.66m)
UPVC Double Glazed Leaded Window and Central Heating Radiator.
Mahogany Finish Fireplace with Marble Inset and Hearth, Fitted Gas Fire.
Polished Wood Floor.

Bedroom One 16'03 x 8'99 (4.95m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator. Range of
Fitted Wardrobes.

Bedroom Two 10'97 x 8'11 (3.05m x 2.72m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom
UPVC Double Glazed Window and Ladder Style Central Heating Radiator.
Four Piece Bathroom Suite Comprising of Panelled Bath with Mixer Style
Tap, Corner Shower Cubicle, Wash Basin and WC. Tiled Wall and Floor
Tiles.

Dining Room 12'38 x 6'87 (3.66m x 1.83m)
Central Heating Radiator. Archway through to the Extension

Extension 16'50 x 6'14 (4.88m x 1.83m)
Two UPVC Double Glazed Windows and UPVC Patio Doors Leading to
the Rear Garden

Kitchen
UPVC Double Glazed Window and Central Heating Radiator. Range of
Fitted Units, Worksurfaces and Tile Surrounds. Inset Sink. Electric Oven
and Electric Hob. Plumbing for Washing Machine. Laminate Floor. UPVC
Door to the Side Elevation.

External
Walled front garden with driveway to the Garage and lawn rear garden area.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or
heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

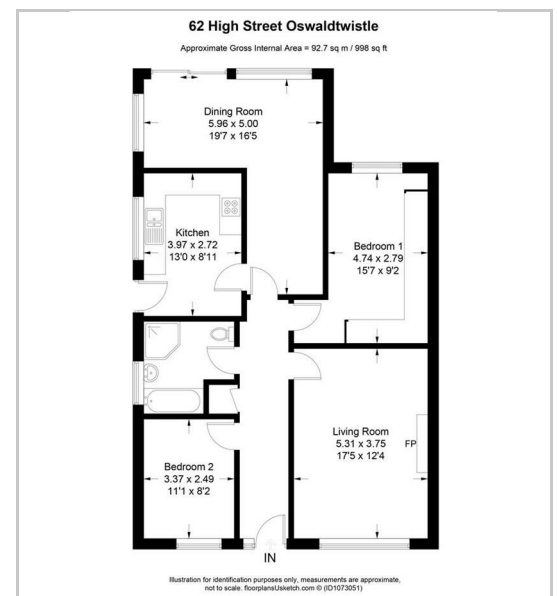
Disclaimer 3
Photographs are reproduced for general information and it must be inferred
that any item is not included for sale with the property.

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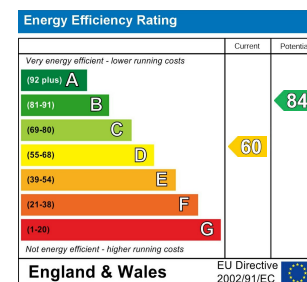
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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