



7 Calico Close

Oswaldtwistle, Lancashire, BB5 4SG

£250,000



Nestled in the charming town of Oswaldtwistle, this spacious detached house occupying a Corner plot with Double Garage its a true gem waiting to be discovered. Boasting three/ Four reception rooms, this property offers ample space for entertaining guests or simply relaxing. With four/Five spacious bedrooms, there is plenty of room for the whole family to unwind and make this house a home.

The layout comprises: Entrance Porch, Hallway, Lounge open plan to the Dining Room, Conservatory, Fitted Kitchen, Utility Room, Two Piece Cloakroom and Ground Floor Bedroom Five/ Office with fitted furniture. First Floor Four Good



Entrance Porch
UPVC Double Glazed Window and Electric Wall Heater. UPVC Main Front Door. Laminate Floor.

Hallway
Central heating Radiator. Stairs to the First Floor. Glazed Double Doors to the Lounge

Lounge 16'75 x 12'15 (4.88m x 3.66m)
UPVC Double Glazed Bay Window and Two Central heating Radiators. Fireplacxe with Fitted Gas Fire. Squareway to the Dining Room.

Dining Room 9'39 x 8'19 (2.74m x 2.44m)
UPVC Double Glazed French Doors to the Conservatory and Central Heating radiator.

Conservatory 9'40 x 9'41 (2.74m x 2.74m)
UPVC Double Glazed Windows and UPVC French Doors to the Rear Garden. Central Heating Radiator. Oak Flooring.

Kitchen 10'84 x 9'38 (3.05m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator. Cream Coloured Wall and Base Units with Butcher Block Worktops, Sink Unit with Mixer Top, Plumber for Dishwasher, Gas Hob and Canopy Filter Hood. Understairs Storage.

Utility Area 10'91 max x 6'0 (3.05m max x 1.83m)
UPVC Double Glazed Window and Central Heating Radiator. Sink Unit with Base Cupboard. UPVC Door to the Rear Garden. Central Heating Boiler.

Cloakroom
UPVC Double Glazed Window and Central Heating Radiator. Wash Basin and WC.

Bedroom Five/Office 13'05 x 8'18 (4.09m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator. Range of Fitted Units with Drawers and Desk.

First Floor
Landing
Airing Cupboard. Spindle Balustrade. Loft Access.

Bedroom One 12'05 x 9'06 (3.78m x 2.90m)
UPVC Double Glazed Window and Central Heating Radiator. Fiteed Wardrobes with Built in Headboard, Bedside Drawers and Overhead Storage.

Ensuite
UPVC Double Glazed Window and Ladder Style Central Heating Radiator. Double base Walk in Shower, Twin Circular Wash Basins and Wood Vanity Unit. WC.

Bedroom Two 9'02 x 8'34 (2.79m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator. Rang of Fitted Wardrobes and Dressing Table.

Bedroom Three 10'90 x 8'86 (3.05m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator. Range of Fitted Wardrobes and Dressing Table.

Bedroom Four 9'16 x 8'94 (2.74m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom
UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite comprising of Panelled Bath, Wash Basin and WC.

External
Corner plot position with lovey views to the side of the property over the countryside, Driveway offering ample off road parking leading to the Double Brick built Detached Garage. Lawned front and rear garden areas.

Leasehold
Please note this property is listed as Leasehold. We do not have confirmation of how long the Lease is and how long is left remaining

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.

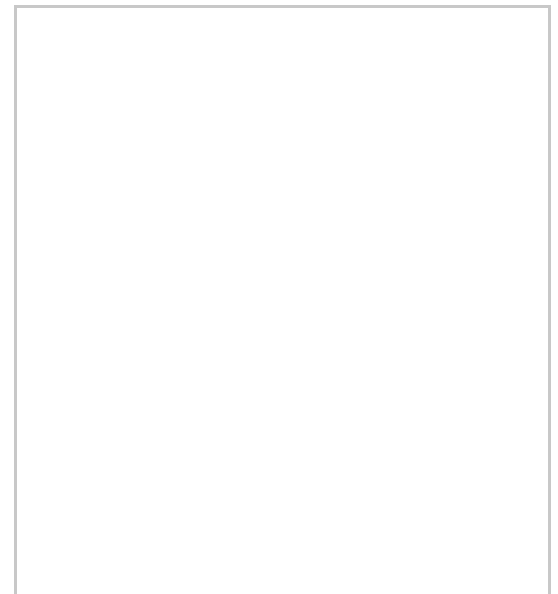
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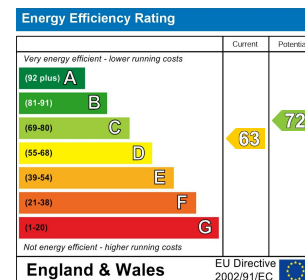
Area Map



Floor Plans



Energy Efficiency Graph



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