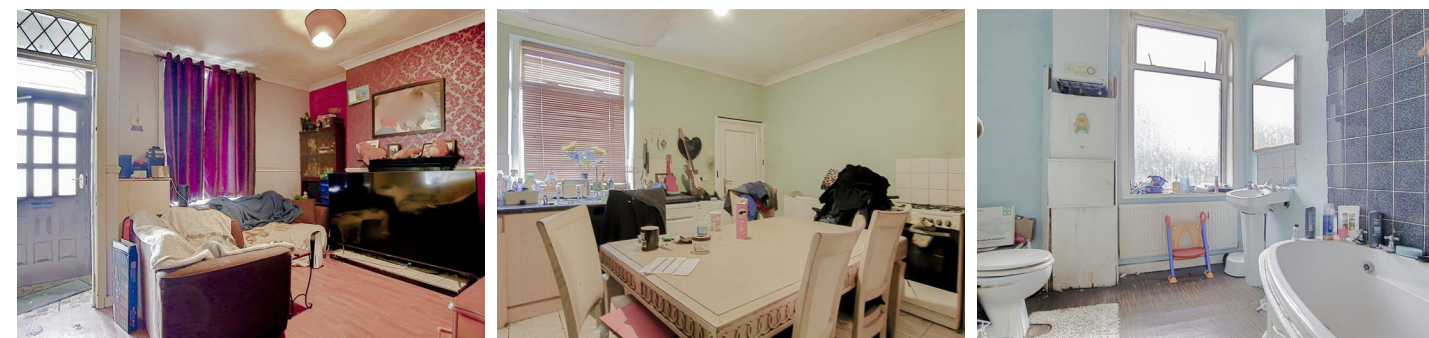


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Milton Street, Oswaldtwistle, BB5 3LZ

### Offers Over £70,000

A FANTASTIC INVESTMENT OPPORTUNITY

This fantastic two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Oswaldtwistle. With two generously sized bedrooms, open plan kitchen diner and situated within the most convenient location, this property is the perfect investment opportunity not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and Major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you on to a kitchen diner and staircase to the first floor. The first floor comprises of doors to two bedrooms and a bathroom. The second bedroom houses a staircase to an attic conversion. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

# Milton Street, Oswaldtwistle, BB5 3LZ

## Offers Over £70,000



- Tenure Freehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band A
- Two Spacious Bedroom Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating D
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a hard wood single glazed front door to vestibule.

#### Vestibule

3'3 x 3'2 (0.99m x 0.97m)

Tiled effect floor and hard wood single glazed leaded door to reception room.

#### Reception Room

14'7 x 15'2 (4.45m x 4.62m)

UPVC double glazed window, central heating radiator, coving, dado, fire place, television point, meter cupboard, wood effect floor, hard wood single glazed double doors to kitchen/diner and stairs to first floor.

#### Kitchen/Diner

15'11 x 14'7 (4.85m x 4.45m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, space for oven, fridge freezer, washing machine, store cupboard, tiled floor and UPVC door to rear.

### First Floor

#### Landing

7'11 x 6'3 (2.41m x 1.91m)

Smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

14'7 x 11'10 (4.45m x 3.61m)

UPVC double glazed window, central heating radiator and dado.

#### Bedroom Two

12'4 x 6'6 (3.76m x 1.98m)

UPVC double glazed window, central heating radiator, coving, wood effect floor and door to stairs to attic.

#### Bathroom

9' x 7'10 (2.74m x 2.39m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, corner panel bath with electric feed shower, boiler, part tiled elevation and wood effect floor.

### External

#### Rear

Enclosed yard to rear.

