



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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>51</b>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.

## Edinburgh Drive, Oswaldtwistle, BB5 3AR

### £235,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED PROPERTY

Having been presented and maintained beautifully throughout with an abundance of indoor and outdoor space, ample off road parking and no chain delay, this enviable semi detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With added conservatory and study, detached garage and being a credit to the current owner, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan reception room and kitchen. The reception room leads openly to a dining area. The dining area and kitchen lead on to an inner hallway whilst the dining room guides you on to a conservatory. The inner hallway leads on to a study which could be used as a fourth bedroom and staircase to the first floor. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally, there is an enclosed garden to the rear with decking, bedding, slate paved areas and mature shrubs, as well as access on to a detached garage. To the front there is a garden with slate chip and bedding areas and ample off road parking.

For further information or to arrange a viewing please contact our Accrington branch at your earliest convenience.



# Edinburgh Drive, Oswaldtwistle, BB5 3AR

£235,000



- Impressive Semi Detached Property
- Modern Fixtures and Fittings
- Off Road Parking and Detached Garage
- EPC Rating E
- Three Bedrooms
- Abundance of Indoor Space
- Tenure Leasehold
- Contemporary Fitted Kitchen
- Added Conservatory and Study
- Council Tax Band C

## Ground Floor

### Entrance Hallway

4' x 2'7 (1.22m x 0.79m)

UPVC double glazed front entrance door and doors to reception room and kitchen.

### Reception Room

15'1 x 11'10 (4.60m x 3.61m)

UPVC double glazed bay window, central heating radiator, electric fire, television point, feature wall lights, coving, wood effect flooring and open to the dining room.

### Dining Room

12'7 x 10'5 (3.84m x 3.18m)

Central heating radiator, coving, wood effect flooring, door to the inner hall and UPVC double glazed French doors to the conservatory.

### Conservatory

16'10 x 9'3 (5.13m x 2.82m)

UPVC double glazed windows, central heating radiator, television point, two feature wall lights, polycarbonate roof, tiled flooring and UPVC double glazed French doors to the rear.

### Inner Hall

9'8 x 5'6 (2.95m x 1.68m)

Stairs to the first floor, understairs storage, smoke alarm, wood effect flooring and doors to bedroom/study and kitchen.

### Kitchen

13'1 x 8'2 (3.99m x 2.49m)

Two UPVC double glazed windows, upright central heating radiator, range of wall and base units with granite effect surfaces and tiled splashbacks, composite sink with drainer and mixer tap, Indesit electric double oven in a high rise unit, Gorenje four ring induction hob, extractor hood, plumbing for dishwasher and washing machine, space for fridge freezer and tiled flooring.

### Study

9'8 x 8'2 (2.95m x 2.49m)

UPVC double glazed window, central heating radiator and wood effect flooring.

## First Floor

### Landing

9'7 x 8'4 (2.92m x 2.54m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bedroom One

12' x 11'5 (3.66m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobes, eaves storage and tiled elevations.

### Bedroom Two

12' x 9'1 (3.66m x 2.77m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

8'3 x 6'6 (2.51m x 1.98m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

8'1 x 8'1 (2.46m x 2.46m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with jets, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

### External

#### Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

#### Garage

17' x 9'8 (5.18m x 2.95m)

Power, light and roller shutter door.

#### Rear

Enclosed tiered garden with decking, paving and an outdoor bar.



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