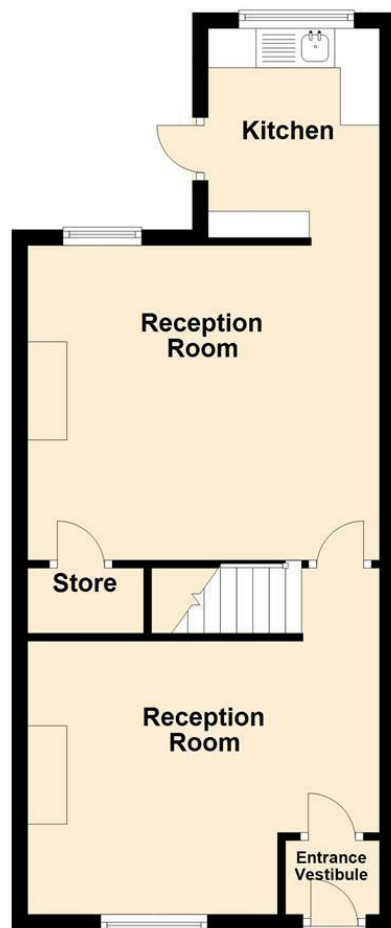
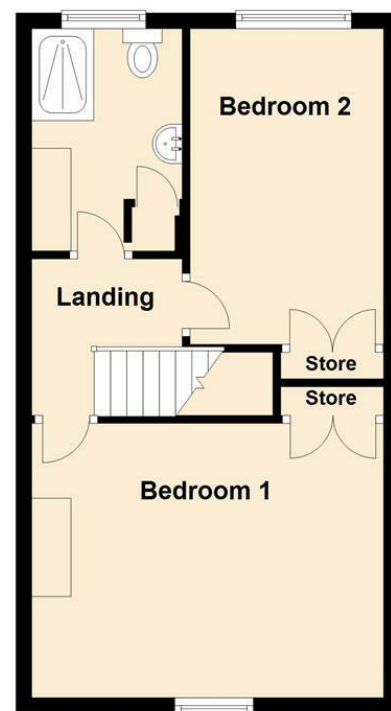


Ground Floor
Approx. 474.8 sq. feet



First Floor
Approx. 410.0 sq. feet



Total area: approx. 884.9 sq. feet

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			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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.

Charles Street, Oswaldtwistle, BB5 3EX

Offers Over £90,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms, throughout, no chain delay and bursting with potential, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. A complete blank canvas, this property, once updated, has the potential to be the perfect home for any small family or couple! With landscaped garden spaces, two living areas and situated within the most desirable location, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you to an inner hallway which leads through to a second reception room and houses a staircase to the first floor. The reception room leads openly to a kitchen. The first floor comprises of two double bedrooms and a wet room. Externally there is an enclosed landscaped yard to the rear with Indian stone paving, artificial lawn and outbuilding. To the front there is a courtyard with Indian stone paving and artificial lawn.

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

Charles Street, Oswaldtwistle, BB5 3EX

Offers Over £90,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: E
- Two Bedrooms
- Wet Room
- Freehold
- Ideal Investment Opportunity
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'11 x 3'1 (1.19m x 0.94m)

UPVC double glazed front entrance door, hardwood single glazed frosted window and hardwood single glazed door to reception room one.

Reception Room One

14'8 x 11'5 (4.47m x 3.48m)

UPVC double glazed window, central heating radiator, gas fire, fitted alcove storage, two feature wall lights, coving and open archway to the inner hallway.

Inner Hallway

3'7 x 2'9 (1.09m x 0.84m)

Stairs to the first floor and door to reception room two.

Reception Room Two

14'8 x 13'2 (4.47m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire, television point, two feature wall lights, understairs storage, coving and open archway to the kitchen.

Kitchen

8'9 x 7'2 (2.67m x 2.18m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with marble effect surfaces, stainless steel sink with drainer, space for cooker and fridge freezer, wood cladded ceiling, lino flooring and UPVC double glazed door to the rear.

First Floor

Landing

6'6 x 6'2 (1.98m x 1.88m)

Doors to two bedrooms and wet room.

Bedroom One

14'8 x 11'5 (4.47m x 3.48m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13'2 x 8'1 (4.01m x 2.46m)

UPVC double glazed window, central heating radiator and over stairs storage.

Wet Room

9'7 x 6'2 (2.92m x 1.88m)

UPVC double glazed frosted window, central heating radiator, electric feed shower unit, dual flush WC, pedestal wash basin, fitted linen cupboard, tiled elevations, wood cladded ceiling, extractor fan and lino flooring.

External

Rear

Enclosed Indian stone paved yard with artificial lawn and access to an outbuilding (7' x 5'8).



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