



Total area: approx. 1050.2 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) <b>A</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>England &amp; Wales</b>	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.

## Banbury Avenue, Oswaldtwistle, BB5 4NP

### Offers Over £200,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Having been presented and maintained to the highest standard throughout with immaculate presentation, enviable gardens and added loft conversion, this outstanding four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a popular estate. With added detached garage, three generously sized bedrooms and open plan living space, 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 Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you openly through to a dining area and houses a staircase to the first floor. The dining area leads on to a kitchen and conservatory. The kitchen also leads through to the conservatory. The first floor comprises of doors on to three generously sized bedrooms, modern family bathroom and staircase to the attic conversion, which is currently being used as a fourth bedroom. Externally there is an enclosed wrap around garden with laid to lawn, paving, bedding and access on to a detached garage and off road parking to the rear. To the front there is a laid to lawn garden with paving and bedding.

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

# Banbury Avenue, Oswaldtwistle, BB5 4NP

## Offers Over £200,000



- An Envious Semi Detached Property
- Situated On An Impressive Plot
- Off Road Parking
- Freehold
- Four Bedrooms
- Perfect Family Home
- EPC Rating TBC
- Attic Conversion
- Beautifully Presented
- Council Tax Band C

### Ground Floor

#### Entrance

Composite double glazed frosted door to the Entrance Porch.

#### Entrance Porch

5'11 x 3'5 (1.80m x 1.04m)

Two UPVC double glazed windows, dado rail, oak single glazed door to Reception Room One.

#### Reception Room One

16'7 x 12'8 (5.05m x 3.86m)

UPVC double glazed window, two central heating radiators, coving, gas fire with oak mantle, television point, under stairs storage cupboard with integrated boiler, open arch to the dining area.

#### Dining Area

9'2 x 7'9 (2.79m x 2.36m)

Central heating radiator, coving, hardwood single glazed double doors to the kitchen, UPVC double glazed sliding door to the conservatory.

#### Kitchen

9'2 x 8'6 (2.79m x 2.59m)

UPVC double glazed window, a range of cream panelled wall and base units, wood effect surface, tiled splash backs, composite sink and drainer with a high spout mixer tap, Double glass oven and four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, under unit lighting, coving, tiled flooring, UPVC double glazed frosted door to the conservatory.

#### Conservatory

14'5 x 9'4 (4.39m x 2.84m)

UPVC double glazed window, polycarbonate roof, television point, wood effect lino flooring, UPVC double glazed patio doors to the rear.

### First Floor

#### Landing

9'8 x 7'3 (2.95m x 2.21m)

UPVC double glazed window, coving, doors to three bedrooms, bathroom and double doors to a staircase to the attic conversion.

#### Bedroom One

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed window, central heating radiator, ceiling rose, fitted wardrobes.

#### Bedroom Two

9'10 x 9'5 (2.77m x 2.87m)

UPVC double glazed window, central heating radiator, ceiling rose, under stairs storage cupboard.

#### Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed window, central heating radiator.

### Bathroom

6'5 x 5'10 (1.96m x 1.78m )

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of an L shaped panelled bath with direct feed rainfall shower, rinse head and mixer tap, dual flush WC, pedestal wash basin with mixer tap, PVC panelling to the ceiling, extractor fan, spotlights, granite effect vinyl flooring.

### Second Floor

#### Attic Room

16'4 x 10'3 (4.98m x 3.12m)

UPVC double glazed window, central heating radiator, eave storage.

#### External

#### Front

Wrap around laid to lawn garden with paving, bedding and mature shrubs.

#### Rear

Enclosed laid to lawn garden with paving, bedding and access to off road parking and detached garage.

#### Detached Garage

19'7 x 14'11 (5.97m x 4.55m)

UPVC double glazed frosted window, power, lighting, up and over garage door.

