



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
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

Roe Greave Road, Oswaldtwistle, BB5 3QD

Offers Over £105,000

AN OUTSTANDING MID TERRACED PROPERTY WITH NO CHAIN DELAY

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and no chain delay, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With garden space to both the front and the rear, open plan living space and fantastic kitchen extension, this enviable property is the perfect home for any small family or couple 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. Benefitting from a converted attic and being a complete blank canvas, this property is the perfect home to put your own stamp on!

The property comprises briefly, a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The first reception room leads openly on to the second whilst the second reception room leads openly on to the fantastic kitchen. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite, as well as a staircase on to the attic conversion. Externally there is an enclosed yard to the rear with bedding areas and enclosed garden to the front with paving areas.

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

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Offers Over £105,000

 2  1  2  D

- Tenure TBC
- On Street Parking
- Ideal First Time Buy With Open Plan Living And Viewing Essential
- Close Proximity To Major Network Links
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Property With Attic Conversion
- Enclosed Paved Yard To The Rear And Enclosed Garden To The Front With Paving Areas
- EPC Rating D
- No Chain Delay
- Easy Access To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted leaded door to vestibule.

Vestibule

4'11 x 3'9 (1.50m x 1.14m)

Meter cupboard, tiled floor and hard wood single glazed door to hall.

Hall

10'9 x 3'9 (3.28m x 1.14m)

Central heating radiator, smoke alarm, hard wood doors to two reception rooms and stairs to first floor.

Reception Room One

15'2 x 11' (4.62m x 3.35m)

UPVC double glazed window, central heating radiator, coving, electric fire, under stairs storage and open to reception room two.

Reception Room Two

15'2 x 14'2 (4.62m x 4.32m)

Central heating radiator, coving, ceiling fan, gas fire with marble hearth, television point and open to kitchen.

Kitchen

14'9 x 10'8 (4.50m x 3.25m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'9 x 7'5 (2.67m x 2.26m)

Smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'2 x 12'2 (4.62m x 3.71m)

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

Bedroom Two

14'1 x 6' (4.29m x 1.83m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

9' x 7'1 (2.74m x 2.16m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with direct feed shower, low bowl WC, pedestal wash basin, tiled elevation, integrated linen cupboard and tiled flooring.

Second Floor

Loft Room

14'4 x 13'6 (4.37m x 4.11m)

Velux window, electric heater and eave storage.

External

Front

Paved garden with bedding area.

Rear

Enclosed yard with bedding areas.



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