



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(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.

Stanhill Road, Oswaldtwistle, BB5 4PS

£249,950

AN EXCEPTIONAL COTTAGE PROPERTY

Having been presented and maintained to the highest standard throughout with spacious rooms, stunning country-style finish and three double bedrooms, this exceptional cottage property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With enviable panoramic equestrian countryside views to the rear and no chain delay, this outstanding 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. Benefiting from beautiful original features and neutral decoration, this property is bursting with character and charm and is a complete blank canvas for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts enviable cast iron multi fuel burner, exposed beams and stone feature walls and leads on to a dining room and houses a staircase to the first floor. The dining room leads through to a stunning country-style fitted kitchen and out to the rear through a stable door. The kitchen leads out to the rear through patio doors overlooking the impressive views. The first floor guides you through to the third bedroom and family bathroom, as well as housing a half staircase to the inner landing. The inner landing leads through to the second bedroom and staircase to the main bedroom. The main bedroom benefits from an en suite WC and patio doors on to a Juliet balcony looking over the countryside. Externally there is a stone flagged courtyard to the front and decking garden to the rear.

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

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- Tenure Freehold
- On Street Parking
- No Chain Delay
- Council Tax Band B
- Three Double Bedroom Terraced Cottage Property With Viewing Essential
- Enviably Panoramic Countryside Views And Located Next To An Equestrian Yard For Any Horse Enthusiasts
- EPC Rating D
- Ideal Family Home
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a hard wood single glazed frosted door to vestibule.

Vestibule

3'7 x 2'5 (1.09m x 0.74m)

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

Reception Room

17'9 x 14'9 (5.41m x 4.50m)

Hard wood single glazed bow window, central heating radiator, exposed stone wall, exposed beams, cast iron multi fuel burner with stone hearth and surround and oak mantle, two feature wall lights, meter cupboard, television point, under stairs storage, hard wood floor, door to dining room and door to stairs to first floor.

Dining Room

14'9 x 8'2 (4.50m x 2.49m)

Central heating radiator, exposed beams, three feature wall lights, integrated inset shelving and storage, stone flag flooring, open to kitchen and hard wood double glazed stable door to rear.

Kitchen

10'4 x 7'9 (3.15m x 2.36m)

Central heating radiator, range of panelled wall and base units, hard wood surface, tiled splash back, ceramic Belfast sink with mixer tap, three door Rangemaster range with five ring induction hob and extractor hood, integrated fridge, integrated main boiler, wood panel elevation, wood clad to ceiling, stone flag floor and UPVC double glazed patio doors to rear.

First Floor

Landing

13' x 3'8 (3.96m x 1.12m)

Central heating radiator, smoke alarm, doors to bedroom three and half staircase to inner landing.

Bedroom Three

11'4 x 8'7 (3.45m x 2.62m)

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

Bathroom

10'4 x 7'9 (3.15m x 2.36m)

UPVC double glazed window, central heating radiator, four piece suite, freestanding roll top clawfoot bath with mixer tap and rinse head, direct feed rain fall enclosed shower, low bowl WC, pedestal wash basin, spotlights, wood clad to ceiling, tiled elevation dado rail, integrated linen cupboard and hard wood flooring.

Inner landing

5'3 x 3'3 (1.60m x 0.99m)

Under stairs storage, doors to bedroom two and door to stairs to bedroom one.

Bedroom Two

14'9 x 12'1 (4.50m x 3.68m)

Hard wood double glazed bow window, central heating radiator and fitted wardrobe.

Second floor

Bedroom One

16' x 13'3 (4.88m x 4.04m)

Velux window, electric heater, exposed beams integrated shelving, door to en suite, WC and UPVC double glazed patio doors to Juliet balcony.

En Suite

5'10 x 3'11 (1.78m x 1.19m)

Velux window, two piece suite, vanity top wash basin with mixer tap, dual flush WC, tiled elevation and wood effect lino.

External

Front

Paved courtyard.

Rear

Decked garden with stone flag paving.



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