



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		50	
(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.

White Ash Lane, Oswaldtwistle, BB5 3JG

Offers Over £130,000

AN EXCEPTIONAL END TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with neutral decoration, spacious rooms and no chain delay, this exceptional two double bedroom end terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. Not overlooked, the property benefits from beautiful scenic views, two reception rooms and is a complete blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Rossendale.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear and garden to the front with paved areas.

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

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Offers Over £130,000



- Tenure TBC
- On Street Parking
- Fitted Kitchen And Four Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band B
- No Chain Delay With Viewing Essential
- Ideal First Time Buy Or Investment Opportunity
- EPC Rating E
- Spacious Two Double Bedroom End Terraced Property And Not Being Overlooked
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'3 x 3'2 (1.30m x 0.97m)

Coving, meter cupboard, tiled flooring and hard wood single glazed frosted door to hall.

Hall

11'7 x 3'2 (3.53m x 0.97m)

Central heating radiator, coving, corbel, doors to two reception rooms and stairs to first floor.

Reception Room One

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, television point.

Reception Room Two

14'4 x 12'8 (4.37m x 3.86m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, television point, under stairs storage and door to kitchen.

Kitchen

9'11 x 9'7 (3.02m x 2.92m)

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

First Floor

Landing

16'2 x 14'9 (4.93m x 4.50m)

UPVC double glazed window, central heating radiator, coving, loft access, over stairs storage, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 13' (4.37m x 3.96m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, television point, door to landing.

Bedroom Two

11'5 x 9'11 (3.48m x 3.02m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe with integrated boiler and television point.

Bathroom

4'10 x 8'2 (1.47m x 2.49m)

UPVC double glazed frosted window, central heating radiator, four piece suite, low bowl WC, panel bath with mixer tap, pedestal wash basin with mixer tap, enclosed double electric feed shower, tiled elevation, wood panel elevation, coving, spotlight with extractor fan and tiled effect vinyl flooring.

External

Front

Enclosed paved courtyard.

Rear

Enclosed yard



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