



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		63	74
(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.

Hawthorn Avenue, Oswaldtwistle, BB5 3AE

Offers Over £120,000

AN EXCEPTIONAL FIRST FLOOR FLAT WITH A LOFT CONVERSION

Presented and updated to the highest standard throughout with stylish decoration and no chain delay, this exceptional one bedroom first floor flat is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With modern fixtures and fittings, impressive loft conversion and beautiful views, this enviable property is the perfect first time 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 hallway houses a staircase to the first floor. The first floor comprises of doors to a spacious reception room, modern fitted kitchen and contemporary shower room. The reception room leads on to a double bedroom and houses a staircase to the loft conversion. The kitchen boasts modern wall and base units and integrated appliances. Externally there are communal gardens and off road parking.

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

Hawthorn Avenue, Oswaldtwistle, BB5 3AE

Offers Over £120,000

 1  1  1  D

- First Floor Flat
- Spacious Reception Room
- Leasehold
- One Bedroom & Loft Room
- Modern Shower Room
- Council Tax Band A
- Contemporary Fitted Kitchen
- Communal Gardens & Parking
- EPC Rating: D

First Floor

Landing

6'8 x 6'8 (2.03m x 2.03m)

Central heating radiator, spotlights, meter cupboard and oak doors to reception room, kitchen and shower room.

Reception Room

16'3 x 15'2 (4.95m x 4.62m)

Two UPVC double glazed window, central heating radiator, smoke alarm, television point, wood panelled elevations, understairs storage and oak doors to the bedroom and to a staircase to the loft room.

Bedroom

14'10 x 7'11 (4.52m x 2.41m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Kitchen

14'10 x 7' (4.52m x 2.13m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces and tiled splashbacks, breakfast bar, stainless steel sink with drainer and mixer tap, Lamona electric oven with four ring induction hob, extractor hood, integrated fridge freezer and microwave, plumbing for washing machine, boiler, spotlights and wood effect lino flooring.

Shower Room

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, corner direct feed shower unit, tiled elevations, fitted linen cupboard, spotlights, extractor fan and wood effect lino flooring.

Second Floor

Loft Room

19'1 x 15'6 (5.82m x 4.72m)

Two Velux windows, central heating radiator, spotlights and exposed beams.

External

Communal gardens and parking.



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