



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			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(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.

Higher Heys, Oswaldtwistle, BB5 3BP

£90,000

AN EXCEPTIONAL FIRST TIME HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, stylish decoration and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a quiet road. Not overlooked from the front and benefitting from spacious rooms throughout, fully equipped kitchen and neutral decor, this 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.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts stunning open coal fireplace and leads openly on to a contemporary fitted kitchen diner. The kitchen boasts modern wall and base units, integrated appliances and leads on to a staircase to the first floor and out to the rear. The first floor comprises of doors on to two generously sized bedrooms and three-piece bathroom. Externally there is an enclosed yard to the rear with laid to lawn and paved areas.

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

Higher Heys, Oswaldtwistle, BB5 3BP

£90,000



- Tenure Rentcharge
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Spacious Two Bedroom Mid Terraced Property
- Open Plan Living
- Ideal Home For A Small Family Or Couple
- Not Overlooked From The Front
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'9 x 3'6 (1.14m x 1.07m)

Coving, hard wood single glazed frosted door to reception room.

Reception Room

14'9 x 14'7 (4.50m x 4.45m)

UPVC double glazed window, central heating radiator, cast iron open coal fire, television point, integrated inset shelving and open to kitchen/diner.

Kitchen/Diner

14'7 x 11'10 (4.45m x 3.61m)

UPVC double glazed window, central heating radiator, range of navy wall and base units, wood surface, tiled splash back, ceramic Belfast sink with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge and freezer, washing machine and wine cooler, spotlights, tiled floor, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 2'9 (2.21m x 0.84m)

Loft access, smoking alarm, hard wood floor, doors to two bedrooms and bathroom.

Bedroom One

14'9 x 14'7 (4.50m x 4.45m)

UPVC double glazed window, central heating radiator, original tiled fire place and hard wood floor.

Bedroom Two

9'8 x 9'1 (2.95m x 2.77m)

UPVC double glazed window, central heating radiator, integrated shelving and hard wood floor.

Bathroom

11'11 x 7'2 (3.63m x 2.18m)

UPVC double glazed frosted window, central heating radiator, three piece suite, pedestal wash basin with mixer tap, dual flush WC, panel bath with electric feed shower, tiled elevation, extractor fan and tiled effect lino.

External

Rear

Enclosed yard with paving and laid to lawn areas.



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