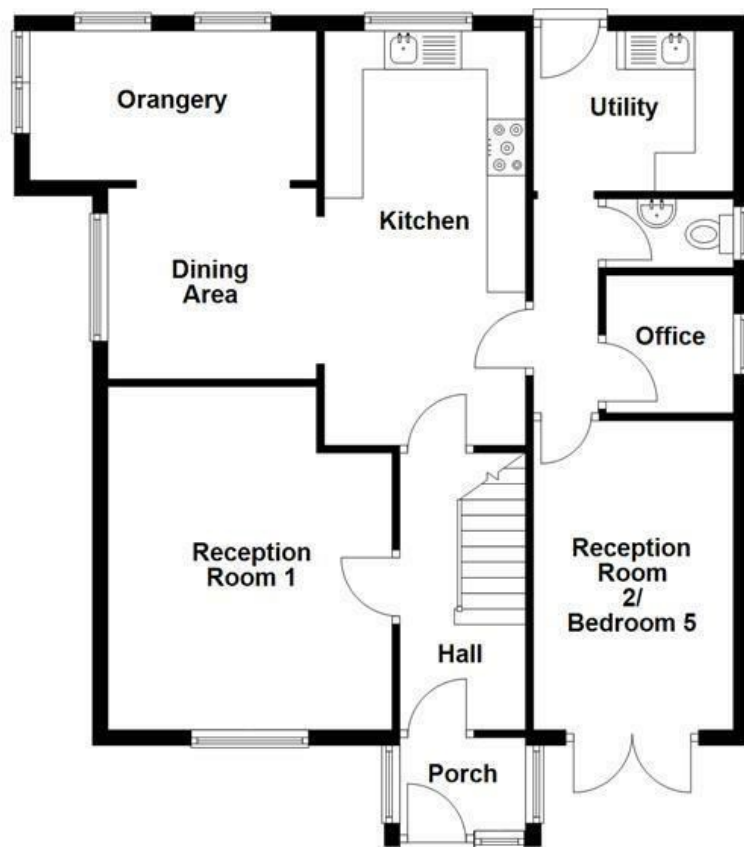


Ground Floor



First Floor



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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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.

Conway Drive, Oswaldtwistle, BB5 4QH

Offers Over £325,000

IMMACULATE DETACHED FAMILY HOME

Welcome to Conway Drive, Oswaldtwistle - the perfect location for this stunning detached house. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious bedrooms, there is ample space for everyone to enjoy. The main bedroom benefits from a dressing area and en suite.

Step inside to discover a contemporary fitted kitchen that seamlessly flows into a dining area, making meal times a joy. The added orangery is a delightful touch, providing a bright and airy space to unwind while enjoying views of the immaculate wraparound gardens.

This property has been meticulously maintained to the highest standard, ensuring a comfortable and stylish living environment for its new owners.

Viewing essential! Don't miss the opportunity to make this beautiful house your new home in Oswaldtwistle. Contact our Accrington branch for more information or to arrange a viewing.

Conway Drive, Oswaldtwistle, BB5 4QH

Offers Over £325,000



- Immaculate Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Added Orangery
- Tenure Freehold
- Two Bathrooms
- Beautifully Presented Wraparound Gardens
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'4 x 4'0 (1.63m x 1.22m)

UPVC double glazed front door, two UPVC double glazed windows, feature wall light, cupboard housing utility meters and single glazed door to hall.

Hall

12'4 x 5'6 (3.76m x 1.68m)

Central heating radiator, coving to ceiling, smoke detector, dado rail, doors leading to reception room, kitchen, understairs storage and stairs to first floor.

Reception Room One

15'1 x 12'1 (4.60m x 3.68m)

UPVC double glazed window, central heating radiator, coving to ceiling and television point.

Kitchen

17'6 x 8'8 (5.33m x 2.64m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops, tiled splashbacks, inset sink and drainer with mixer tap, range cooker with seven ring gas hob and extractor hood, space for fridge freezer and dishwasher, pan drawers, spotlights, wood effect laminate flooring, door to inner hall and open access to dining area.

Dining Area

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, upright central heating radiator, coving to ceiling, wood effect laminate flooring and opening to orangery.

Orangery

12'3" x 8'7" (3.73 x 2.62)

Three UPVC double glazed windows, pitched UPVC double glazed roof, central heating radiator, television point and wood effect laminate flooring.

Inner Hall

Central heating radiator, coving to ceiling, wood effect laminate flooring, doors leading reception room two, office, utility and WC.

Reception Room Two/Bedroom Five

13'2 x 8'6 (4.01m x 2.59m)

UPVC double glazed French doors to front elevation, central heating radiator, coving to ceiling and spotlights.

Office

5'10 x 5'5 (1.78m x 1.65m)

UPVC double glazed window, central heating radiator and coving to ceiling.

WC

5'4 x 2'11 (1.63m x 0.89m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC and wood effect laminate flooring.

Utility

8'6 x 6'10 (2.59m x 2.08m)

UPVC double glazed window, mix of high gloss wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, coving to ceiling and wood effect laminate flooring.

First Floor

Landing

Coving to ceiling, smoke detector, loft access, doors leading to three bedrooms, bathroom and linen cupboard.

Bedroom One

13'1 x 8'8 (3.99m x 2.64m)

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, television point, open to dressing room and door to en suite.

En Suite

Central heated towel rail, dual flush WC, his and hers vanity top wash basins with mixer taps, direct feed shower enclosed, spotlights, fully tiled elevations and laminate flooring.

Dressing Room

8'5 x 8'4 (2.57m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes with downlighting.

Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, fitted wardrobes.

Bedroom Three

10'2 x 9'6 (3.10m x 2.90m)

UPVC double glazed window, central heating radiator, coving to ceiling and storage cupboard.

Bedroom Four

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, low base WC, panel bath with mixer tap and electric feed shower overhead, fully tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn, flagged patio and bedding areas.

Front

Wraparound laid to lawn garden and off road parking.

