



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			
(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.

Garden Street, Oswaldtwistle, BB5 3LS

£120,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained well throughout with spacious rooms, two double bedrooms and open plan living space, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links. This property is perfectly suited to any small family or couple and is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads openly on to a second reception room and houses a staircase to the first floor. The second reception room has access on to the staircase and leads you through to the kitchen. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with decking areas and garage to the rear of the yard.

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

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£120,000



- Tenure Leasehold
- Council Tax Band A
- EPC TBC
- On Street Parking
- Mid Terraced Property
- Two Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy Or Home For A Small Family
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3'3 (1.02m x 0.99m)

Wood effect laminate floor and hard wood single glazed frosted door to reception room one.

Reception Room One

14'11 x 14' (4.55m x 4.27m)

UPVC double glazed window, central heating radiator, meter cupboard, electric mounted fire, wood effect laminate floor, open to reception room two and stairs to first floor.

Reception Room Two

14'11 x 12'5 (4.55m x 3.78m)

Central heating radiator, wood effect laminate floor, door to kitchen, UPVC double glazed leaded patio doors to rear and stairs to first floor.

Kitchen

13'3 x 8'3 (4.04m x 2.51m)

Two UPVC double glazed windows, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, boiler, wood effect PVC clad to ceiling, spotlights, wood effect laminate floor and UPVC door to rear.

First Floor

Landing

6'6 x 6'4 (1.98m x 1.93m)

Doors to two bedrooms and bathroom.

Bedroom One

14'11 x 14'1 (4.55m x 4.29m)

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

Bedroom Two

12'5 x 8'5 (3.78m x 2.57m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate floor.

Bathroom

8'11 x 6'6 (2.72m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights, PVC wood effect to ceiling and granite effect vinyl floor.

External

Rear

Enclosed yard with paving, decking and garage/outbuilding.



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