



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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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.

## Jubilee Street, Oswaldtwistle, BB5 3HE

### Offers Over £135,000

A BEAUTIFULLY PRESENTED FAMILY HOME

Maintained to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With open plan kitchen living space, modern bathroom and stylish decoration throughout, this property is the perfect family home ready to move straight into! 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 provides access on to an inner hall which leads through to an additional reception room and houses a staircase to the first floor. The second reception room boasts a stunning cast iron multi fuel burner and leads openly on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed yard at the rear. To the front there is a paved garden.

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



# Jubilee Street, Oswaldtwistle, BB5 3HE

## Offers Over £135,000

 3  1  2  D

- Mid Terrace Property
- Modern Shower Room
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Beautifully Presented
- Freehold
- Contemporary Open Plan Kitchen/Living Room
- Enclosed Rear Yard
- Council Tax Band A

### Ground Floor

#### Entrance

Enter via composite double glazed door leading into the vestibule.

#### Vestibule

4'2 x 3'3 (1.27m x 0.99m )

Laminate flooring, wood single glazed door leading to reception room one.

#### Reception Room One

15'6 x 11'4 (4.72m x 3.45m )

UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose, laminate flooring, door leading to inner hall.

#### Inner Hall

Stairs leading up to the first floor, door leading to reception room two.

#### Reception Room Two

15'4 x 12'4 (4.67m x 3.76m )

Central heating radiator, vertical central heating radiator, coving to the ceiling, ceiling rose, log burner, television point, laminate flooring, open to the kitchen.

#### Kitchen

13'11 x 7'3 (4.24m x 2.21m )

Brazilian hardwood double glazed frosted window, wood wall and base units with laminate worktops, stainless steel sink with drain and mixer tap, Lamona oven with four ring gas hob, extractor hood, space for fridge, plumbing for washing machine and dishwasher, part tiled elevations, laminate flooring, door leading out to the rear yard.

### First Floor

#### Landing

9'6 x 6'1 (2.90m x 1.85m )

Access to the attic which is boarded for storage, doors leading to the three bedrooms and bathroom, chrome vertical central heating radiator.

#### Bedroom One

15'4 x 11'4 (4.67m x 3.45m )

UPVC double glazed window, central heating radiator, wood flooring.

#### Bedroom Two

9'2 x 8'2 (2.79m x 2.49m )

Brazilian hardwood double glazed window, central heating radiator, laminate flooring.

#### Bedroom Three

9'2 x 7 (2.79m x 2.13m )

Brazilian hardwood double glazed window, central heating radiator.

#### Bathroom

8'6 x 5'1 (2.59m x 1.55m )

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in main feed shower, extractor fan, spotlights, tiled walls, laminate flooring.

### External

#### Front

Enclosed paved garden.

#### Rear

Rear enclosed yard.

