



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.



Thwaites Road, Oswaldtwistle, BB5 4QT

£215,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout and boasting an abundance of indoor and outdoor space, this enviable three bedroom semi detached property is being proudly welcomed to the market within the most desirable location of Oswaldtwistle. With gardens to both the front and the rear, detached garage and added conservatory, this property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links. The property benefits from two living areas, ample off road parking and stunning low maintenance gardens, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen and staircase to the first floor. The second reception room has access on to a conservatory. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally, there is an enclosed garden with paving, stone chip and patio areas, as well as access on to a detached garage. To the front there is a tiered stone chip garden with paving and off road parking.

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

| 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.

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- Semi Detached Property
- Abundance of Living Space
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Four Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

13'5 x 7'4 (4.09m x 2.24m)

UPVC double glazed frosted front door, two UPVC double glazed frosted windows, central heating radiator, coving to ceiling, picture rail, understairs storage, meter cupboard, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

13'9 x 12 (4.19m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, picture rail, ceiling fan and hardwood single glazed double doors to reception room two.

Reception Room Two

14'6 x 11'2 (4.42m x 3.40m)

Central heating radiator, picture rail, ceiling fan, gas fire with marble effect hearth and surround, television point and UPVC double glazed sliding door to conservatory.

Conservatory

10'3 x 9'2 (3.12m x 2.79m)

UPVC double glazed window, central heating radiator, polycarbonate roof, ceiling fan, television point, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

11'6 x 7'4 (3.51m x 2.24m)

UPVC double glazed window, UPVC double glazed frosted window, range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink and drainer with high spout mixer tap, integrated electric Belling double oven with four ring gas hob and extractor hood, integrated fridge and dishwasher, plumbing for washing machine, coving to ceiling, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'0 x 7'5 (2.44m x 2.26m)

UPVC double glazed frosted window, loft access, picture rail, doors leading to three bedrooms and bathroom.

Bedroom One

14'8 x 11'4 (4.47m x 3.45m)

UPVC double glazed box bay window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two

14'4 x 11'4 (4.37m x 3.45m)

UPVC double glazed bay window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Three

7'5 x 7'4 (2.26m x 2.24m)

UPVC double glazed window, central heating radiator and picture rail.

Bathroom

8'4 x 7'5 (2.54m x 2.26m)

UPVC double glazed frosted window, central heating radiator, wood panel bath with mixer tap and rinse head, direct feed shower enclosed, low base WC, pedestal wash basin with traditional taps, fully tiled elevations, extractor fan and tiled flooring.

Exterior

Rear

Enclosed tiered garden with paving, stone chippings, greenhouse, timber storage shed and access to detached garage.

Garage

27'2 x 8'8 (8.28m x 2.64m)

UPVC double glazed window, integrated wall and base units, power, lighting and up and over garage door.

Front

Tiered garden with stone chippings, crazy paving, bedding and off road parking.



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