



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			77
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.

Spread Eagle Street, Oswaldtwistle, BB5 4NB

£135,000

THE PERFECT FAMILY HOME - RECENTLY REFURBISHED AND MODERNISED

Having undergone a full refurbishment, complete with a recently installed kitchen, bathroom, windows, roof, damp proof course and boiler, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With neutral decoration, open plan kitchen diner and being beautifully maintained, this property is the perfect family home 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 leads on to an inner hallway which guides you through to an open plan kitchen diner and staircase to the first floor. The kitchen boasts contemporary wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. Externally there is an enclosed yard to the rear with outbuilding and courtyard to the front.

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

Spread Eagle Street, Oswaldtwistle, BB5 4NB

£135,000



- End Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Dining Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'8 x 3'5 (1.12m x 1.04m)

UPVC double glazed entrance door, tiled flooring and hardwood single glazed door to the reception room.

Reception Room

14'4 x 11'10 (4.37m x 3.61m)

UPVC double glazed window, central heating radiator, spotlights, stone hearth and mantel, television point, meter cupboard and hardwood single glazed door to the inner hall.

Inner Hall

3'7 x 2'9 (1.09m x 0.84m)

Wood effect flooring, stairs to the first floor and open to the dining kitchen.

Dining Kitchen

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect surfaces and tiled splashbacks, breakfast bar, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, space for fridge freezer and dryer, plumbing for washing machine, boiler, understairs storage, wood effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

10'4 x 7'2 (3.15m x 2.18m)

Spotlights, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'4 x 7'7 (4.37m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'10 x 6'9 (3.91m x 2.06m)

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

Bedroom Three

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed window, central heating radiator, loft access and wood effect flooring.

Bathroom

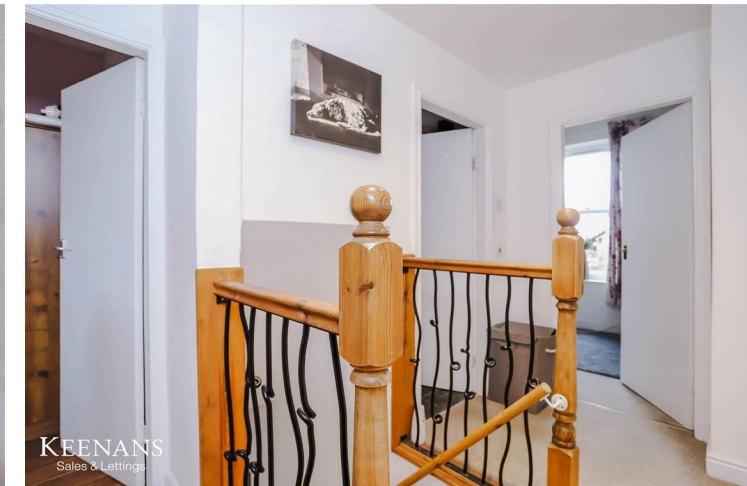
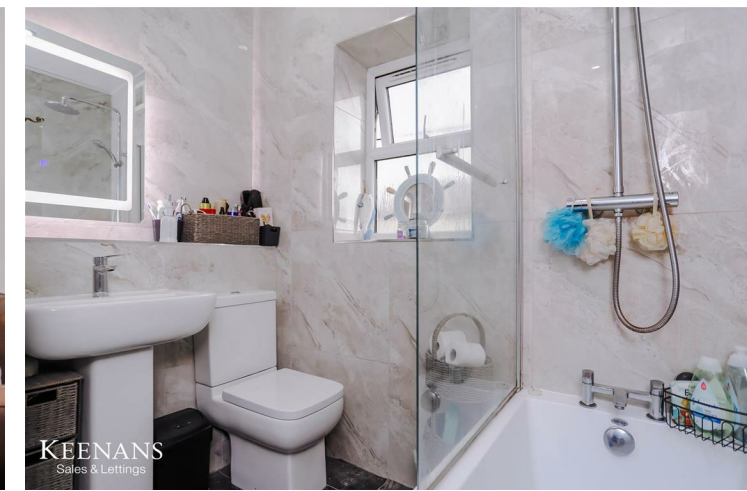
8'6 x 7' (2.59m x 2.13m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tile effect flooring.

External

Rear

Enclosed yard with outbuilding.



Tel: 01254389384

www.keenans-estateagents.co.uk