



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) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	

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.

## Spring Street, Oswaldtwistle, BB5 3EW

### Offers Over £60,000

THE PERFECT INVESTMENT OPPORTUNITY

Benefiting from no chain delay and being a complete blank canvas, this fantastic mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With neutral decoration, spacious rooms and bursting with potential, this property, once updated, has the potential to be the perfect first time home or rental investment 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 a fitted kitchen which houses a staircase to the first floor and out to the rear. The first floor comprises of doors on to a double bedroom and bathroom. Externally there is an enclosed communal yard to the rear.

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



# Spring Street, Oswaldtwistle, BB5 3EW

## Offers Over £60,000



- Terraced Property
- Three Piece Bathroom
- Leasehold
- One Bedroom
- Communal Rear Yard
- Council Tax Band: A
- One Reception Room
- On Street Parking
- EPC Rating: D

### Ground Floor

#### Vestibule

3'3 x 3'2 (0.99m x 0.97m)

UPVC double glazed entrance door, picture rail and open to reception room.

#### Reception Room

14'10 x 14'8 (4.52m x 4.47m)

UPVC double glazed window, central heating radiator, meter cupboard, coving, ceiling rose, two feature wall lights, electric fire with stone hearth and surround, TV point, under stairs storage, wood effect laminate floor and door to kitchen.

#### Kitchen

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed window, central heating radiator, wood effect wall and base units with granite effect worktops, tiled splash back, composite sink with draining board and mixer tap, integrated electric oven, four burner gas hob, space for fridge freezer, plumbed for washing machine, Main Eco boiler, wood effect lino flooring, stairs to first floor and UPVC frosted door to rear.

### First Floor

#### Landing

14'10 x 5'9 (4.52m x 1.75m)

Smoke alarm, coving and doors to bedroom and bathroom.

#### Bedroom

14'10 x 11'7 (4.52m x 3.53m)

UPVC double glazed window, central heating radiator and TV point.

#### Bathroom

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed frosted window, central heating radiator, cornice coving, dual flush WC, pedestal wash basin, panelled bath with rinse head, tiled elevations and wood effect lino.

