

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.

Blackburn Road, Oswaldtwistle, BB5 4LZ

£125,000

AN ENVIABLE THREE BEDROOM MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings and stylish decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With two living areas, three generously sized bedrooms and a neutral finish, 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 and spacious reception room leads on to an inner hallway. The inner hallway guides you on to a second reception room and staircase to the first floor. The second reception room guides you on to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

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

Blackburn Road, Oswaldtwistle, BB5 4LZ

£125,000



- Mid Terraced House
- Modern Fixtures And Fittings And Stylish Decoration
- Close To Network Links
- EPC Rating: TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Reception Rooms
- Enclose Yard To The Rear
- Council Tax Rating: A

Ground Floor

Entrance

UPVC double glazed frosted door to reception room one.

Reception Room One

13'10 x 13 (4.22m x 3.96m)

UPVC double glazed window, central heated radiator, spotlights, television point, electric fireplace and wood effect laminate flooring and inner hall.

Inner Hall

3'5 x 2'9 (1.04m x 0.84m)

Wood effect laminate flooring, door to reception room two and stairs to the first floor.

Reception Room Two

13'10 x 12'10 (4.22m x 3.91m)

Central heated radiator, spotlights, under stairs storage, wood effect laminate flooring, door to kitchen and UPVC double glazed door to the rear.

Kitchen

14'9 x 8'10 (4.50m x 2.69m)

Two UPVC double glazed windows, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer taps, integrated electric Kenwood oven with five ring gas surface hob and extractor hood, plumbing for washing machine, main boiler and wood effect laminate flooring.

First Floor

Landing

9'4 x 6'5 (2.84m x 1.96m)

Loft access, smoke detector, doors to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One

13'10 x 13' (4.22m x 3.96m)

UPVC double glazed window and central heated radiator.

Bedroom Two

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window and central heated radiator.

Bedroom Three

9'5 x 6'7 (2.87m x 2.01m)

UPVC double glazed window and central heated radiator.

Bathroom

9'4 x 5'6 (2.84m x 1.68m)

Central heated towel rail, three piece suite, panel bath with direct feed shower and mixer taps, pedestal wash basin with mixer taps, dual flush WC, tiled elevation, spotlights, extractor fan and tiled effect lino.

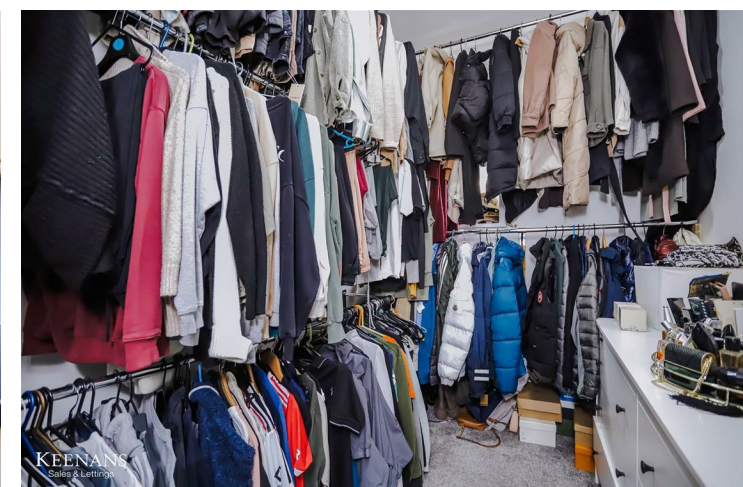
External

Rear

Enclosed yard.

Front

Paved courtyard.



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