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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		47	
(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.

Cherry Crescent, Oswaldtwistle, BB5 3PS

£140,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with beautiful landscaped gardens, modern fixtures and fittings and stylish decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle on a popular estate. With ample off road parking, three generously sized bedrooms and open plan kitchen and living space, 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, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner and staircase to the first floor. The first floor guides you through to three generously sized bedrooms and a four piece family bathroom. Externally there is a beautifully landscaped garden to the rear with laid to lawn, paving, bedding, pond and mature shrubs. To the front there is a laid to lawn garden with bedding, mature shrubs and gated off road parking.

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

Cherry Crescent, Oswaldtwistle, BB5 3PS

£140,000



- Immaculate Semi Detached Property
- Modern Fitting Dining Kitchen
- Off Road Parking
- EPC Rating E
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Four Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Entrance Hall

6'0 x 2'8 (1.83m x 0.81m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, meter cupboard, wood effect laminate flooring, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

17'10 x 10'7 (5.44m x 3.23m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas fire, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

17'10 x 13'2 (5.44m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, exposed brick splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher and washing machine, spotlights, pelmet lighting, understairs storage, part tiled flooring, part wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed frosted window, coving to ceiling, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'0 x 9'11 (3.66m x 3.02m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, over stairs storage and wood effect laminate flooring.

Bedroom Two

12'0 x 9'11 (3.66m x 3.02m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate flooring.

Bedroom Three

8'0 x 7'8 (2.44m x 2.34m)

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

Bathroom

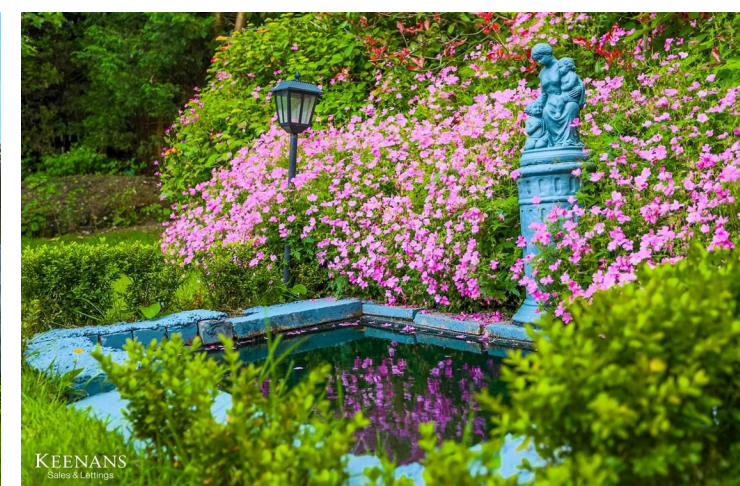
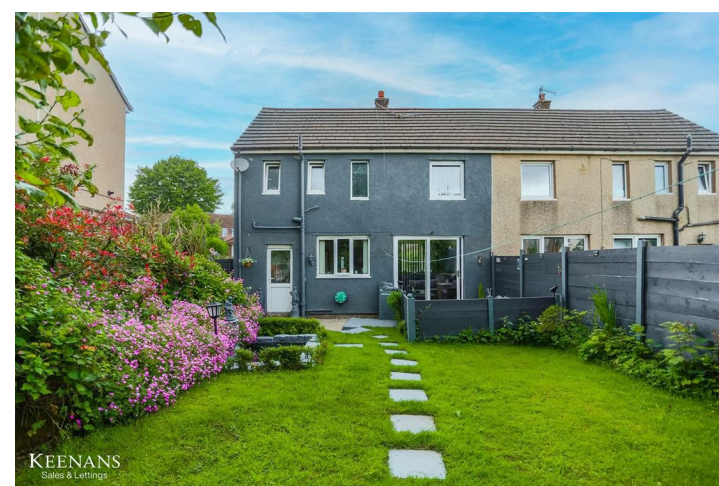
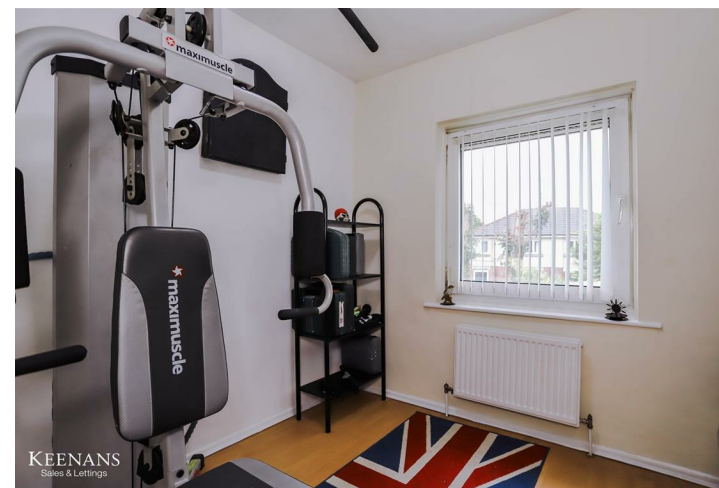
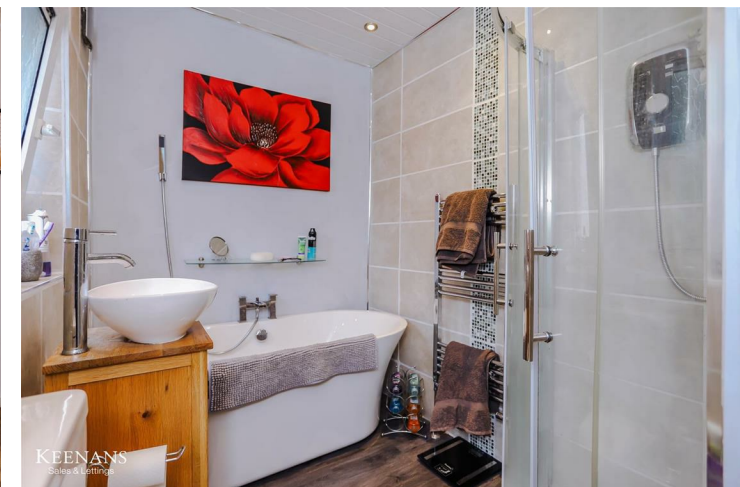
9'11 x 5'5 (3.02m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, freestanding bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, electric feed shower enclosed, tiled elevations, spotlights, PVC to ceiling, extractor fan and wood effect lino flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paving and bedding areas.



Tel: 01254389384

www.keenans-estateagents.co.uk